

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 10, 2024-Eaglewood Office

Meeting called to order: by Steven Cook at 6:10pm

Roll call of officers - Present: Board members: Steven Cook, Deena Bradley, Paul Dalleska, Laura Friesen and Kevin Garcia

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Previous Meeting Minutes: April 8, 2024 Board of Directors Meeting Minutes were approved

Reports of Officers:

President: Steven Cook

- Will not be in town for the July 8th meeting
 - Discussion on the process for managing the open meetings
 - Stick to the agenda
 - Take questions at the end of the meeting
 - Using gavel where necessary
 - Other officers can add support for those running the meeting
 - Deena has agreed to preside over the meeting in Steven's absence
- Unauthorized Tree Cutting
 - A homeowner clear cut trees on one of his properties without prior approval
 - He was issued a \$500 fine and is required to plant 14 trees either birch or spruce 4 to 5 feet tall by July 31
 - Has had some of the stumps removed
 - The board will reevaluate after July 31

Design Committee: Laura Friesen

- Inspections
 - Concern that the inspection are not thorough enough
 - Laura will ride along on an inspection
- Guardian Security
 - Concern of thoroughness and visibility
 - Has not been seen on the trails
 - Kaye will email the watch command

Judicial Council: Kevin Garcia

- Two appeals pending
 - Council met wondering what type of turnaround is expected
 - Recognize that they are volunteers
 - Kaye will facilitate a conversation between Kevin and Tyler Harder a previous VP for Judicial
 - Parking violations for parking on streets and lawns are common
 - The board aims to curb this behavior through frequent inspections and fines
 - Two weeks would be an appropriate amount of time to report councils decision
- ATV's on trails and street
 - This is a safety concern
 - There is a need for increased awareness

Secretary/Communication Chair: Deena Bradley

- Newsletter
 - Always welcome recommendations for content and/or articles

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- Suggestions:
 - Community Events
 - Gardening tips and seasonal topics
 - Invasive weeds
 - Referencing UAF extension department
 - Lawn care
 - Roof moss
 - Trail Safety
 - Seeking additional members
 - It is important to set clear expectations for members

Treasurer: Paul Dalleska

- Reported on financials
 - Kaye will schedule a meeting with Edward Jones
 - Invite Wally Thomas
- Dues Late Fees
 - Waive for third quarter for those that don't pay the new amount
 - Send a reminder of the increase

Operations Manager: Seth Spence

- S Mitkof/Squire sidewalks and lighting
 - Began in June
 - Affected homeowners were notified
 - Caddo will be returning first part of July
- Equipment
 - Discussed purchasing new equipment
 - Replacing aging and inadequate items
- DOT
 - Contacted DOT concern traffic count data
 - And repairing fence
- MEA
 - Contacted MEA concerning the graffiti on the substation

Office Manager: Kaye Carleton

- Collections Update
 - Will contact those with unpaid balances before sending to attorney for collections

Unfinished Business:

New Business:

- Airbnb
 - There are Airbnb's, day cares, home businesses and homeowners working from home
 - May need to consult an attorney for managing resolutions when complaints are received
- Social Media Policy
 - Some changes are needed as the roles have changed
 - Suggested changes will be shared via email
- Candidate bios for annual meeting
 - A miscommunication resulted in a candidates bio not being added to the elections page of the website.
 - The board will send an email apology to the homeowner.
 - Kaye will send a response out for board review

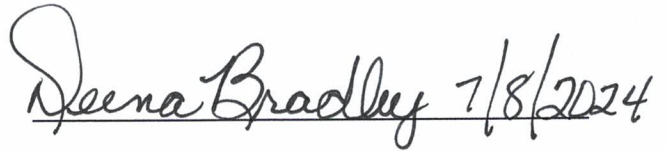
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- Election Process
 - Define a timeline for candidates wanting to be on the ballot

Meeting adjourned at 8:24pm

A handwritten signature in black ink, appearing to be 'JMM', written over a horizontal line.

Approved Signature/Date

A handwritten signature 'Deena Bradley' followed by the date '7/8/2024', written over a horizontal line.

Secretary/Communication Chair

Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS Official Action
June 20, 2024

Text message participants: Steven Cook, Laura Friesen, Paul Dalleska, Deena Bradley and Kevin Garcia

New Business:

- Motion: Purchase two Stihl FS-251 weed/brush cutters at \$679 per unit
- Vote: All in favor

Steven Cook 12/9/2024

Approved Signature/Date

Deena Bradley 12/9/2024

Signature/Date