

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
July 13, 2026
Eaglewood Office

Meeting called to order: by Deena Bradley, President, at 6:06 p.m.

Roll call of officers – Present: Board members: Deena Bradley, Wally Thomas, Louis Munding, Mark DeVries, Sue May

Operations Manager: Paul Dalleska

Agenda additions and adoption of agenda: Wally added discussion of Annual Meeting, held June 8, 2026. Agenda approved as amended.

Approval of Minutes: June 8, 2026 (Annual Meeting) minutes approved on a motion by Wally seconded by Sue May

Reports of Officers:

President: Deena Bradley

- Deena welcomed new board members Mark and Louis. In recalling events of July 2025, the board has learned to trust but verify and question actions or information that does not seem right. She asked that the board continue to practice limiting communications to weekdays, excluding evenings and weekends unless necessary. The board is a collaborative effort, even more critical as we deal with aging infrastructure.

Vice President for Design: Mark DeVries

- Mark is working with Joy at RBAM to evaluate DC submittals by issues. The DC has been busy, no controversial issues to date. He reports that the mail submittal process with RBAM has been working smoothly with quick turn around. Deena recalled two late response issues brought up at the annual meeting, and suggested that applicants are advised to follow up if they do not receive a response within a week.

- There has been a question regarding vehicles covered with tarps in driveways. Wally clarified the rule that only purpose-built covers are approved, and when there is a need for a tarp, it must be brown rather than blue.

- The RV parking setback of 10 feet was deemed excessive and could be modified to 5 feet.

- The revised DC Rules document was reviewed, with corrections needed for the outdated address and phone number and an unused and unenforceable \$10/day penalty, which will be corrected.

Vice President for Judicial: Louis Munding

- No activity to date. He will contact potential 3-5 Judicial Committee members to be available if needed.

Secretary/Communications Chair: Sue May

- Sue will continue to post reminders about RBAM inspections every two weeks. She reported that there are no standing committee members; however, when Steve Cook returns from his summer travels she will contact him for assistance.

- Sue will post reminders on Facebook that political yard signs can be posted 30 days prior to elections (Primary on 8/18 and General on 11/3).

- The current newsletter formatting process is time-consuming. Deena will ask Roy Briley if they can handle formatting, possibly using tools like Canva.

- Ideas for the October 1 newsletter include winter topics and an "Ops Corner" for updates.

Treasurer: Wally Thomas

- Financial position: As of 7/13/2026, the checking account balance was \$398,745, and the reserve account held over \$707,000. Total funds at the end of Q2 were \$1,018,025.

- Recent major expenses include pothole filling, security patrol and street sweeping.

- Dues collection and delinquencies: As of 7/13/26, 69.5% of the current quarter's dues have been collected. Overdue accounts receivable decreased to \$32,134, and the number of "hardcore" delinquent accounts decreased from 34 to 21. The newly engaged law firm, Birch Horton Bitner and Cherot, has filed nine lawsuits.

- The PC&R and Bylaws (including two-year terms for Board members) as revised were passed at the annual meeting and have been recorded with the State of Alaska.

- Negotiations are continuing on payment for the 2025 penalties with the insurance company (CNA). It is possible that some amount of the fine on Workers Compensation may be recovered, possibly some legal fees and PR costs.

- The attorney has started the legal process to finalize filing of the Quiet Title on the seven unconveyed parcels, which is anticipated to go smoothly.

- Audits and tax returns have been completed, with 2023 and 2024 statements adjusted by the CPA. The draft audit for 2025 has been approved and tax returns will be filed by the October 15 deadline.

- It was noted that severe wind damage 2.5 years ago to a house on Ostovia remains unrepaired. It was suggested that the attorney contact the insurer (USAA) regarding the hold up.

- A proposal was made to change the dues payment deadline from 45 days to 30 days, effective October 1, to align with standard utility billing cycles. This requires an effective communication effort, including a paper mailing. A draft letter to homeowners was reviewed, with suggestions made to clarify "grace period." Louis suggested that the dues bills are issued the first of the prior month for payment due on the first day of the quarter, with a late fee to be applied after 30 days. Wally noted that 90% of homeowners do pay their dues promptly.

Operations Manager: Paul Dalleska

- Mowing operations and equipment: The mowing crew has 4 members with 2 allowed to run the Gators. A new, lighter, 4x6 trailer was purchased. The 2 newer Toro mowers are unreliable, while older Hondas remain operational. The Ventrac mower deck required repairs. He is looking at commercial grade mowers but is not anticipating purchase at this time. Having a possible back-up arrangement with a commercial company was discussed.

- Seal coating has been done, with greenbelt cleanup about 2/3 complete. Signage is being cleaned up as needed. Fence inspection is nearly complete. The Mitkof swale project is complete, with speed control striping pending a response from the contractor.

- Most of the lighting system has been reviewed, and 102 of the needed 279 new fixtures are in hand. Plans for improving the system strings would cost about \$4000-5,000/string.

- Paul has met with Wayne (Guaranteed Services) regarding a new 3-year contract, with a 7% increase in the monthly base rate and a \$15/hour increase per machine, for an estimated \$11,000 annual increase. The codicil approved by the Board has been satisfied by Wayne's purchase of a new winged blade for more complete snow removal on the circles.

- Guardian Security patrol: Patrols are conducted five nights a week. The issuing of pink warning tickets has reduced parking issues. The board discussed improving patrol documentation, varying routes to avoid predictability, GPS tracking, and clarifying billing.

Unfinished Business:

- Fee forgiveness for late payments: Wally said that late dues can be forgiven, but not attorney fees. Requests for forgiveness will be reviewed by the Board on a case-by-case basis for exigent circumstances. This wording will be added to the Board Manual by Wally, who noted that each officer has a designated manual.

- Traffic calming on N. Mitkof: Striping costs are being reviewed.

- Parking Survey has been set aside.

- Flowers at entrances: Beds are being cleaned and planted

- Driveway on Agattu: No longer an issue

New Business:

- The DC application process has been reviewed, with form changes as noted above.

- Board training: Deena would like a half-day to full day training, possibly with Shannon Savage, during the fall. Dates were discussed, and it was agreed that a four-hour training would best suit members' schedules.

- Information stored on the officer computer has been found to be disorganized, with a need for future cleanup.

- Cell phone for Ops Manager: Various cell phone providers were reviewed, with the possibility of adding a second line to the Ops Manager's existing phone. The Ops Manager will pursue options after the busy summer maintenance season.

- Laptop for Ops Manager: Options were discussed, including replacing the existing PC with a docking station. The Ops Manager will pursue when time allows.

- Quarterly meetings with RBAM: Deena proposed meeting with RBAM staff to review procedures and processes. She suggested scheduling a meeting for the end of July or early August.

- Board members were encouraged to begin recruiting three new board members for the 2027 election.

Meeting Adjourned: 8:10 p.m.

Next Meeting: Monday, August 10, 2026 – Eaglewood Office

Approved:

 8/10/2026
Sue Ellen May, Secretary - Date

 8-12-2026
Deena Bradley, President - Date

**Eaglewood Association, Inc.
Board of Directors**

**Resolution
July 14, 2026**

It is hereby resolved by unanimous vote of the Board of Directors that the **Association Rules & Regulations (Design Committee Rules)** as revised and corrected be adopted and published on the Eaglewood Homeowners Association web page. The document was reviewed at the Board of Directors meeting on July 13, 2026, and final edits approved by email.

 8/12/2026
Sue Ellen May
Secretary/VB Communications

 8-12-2026
Deena Bradley
President