

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
August 12, 2024-Eaglewood Office

Meeting called to order: by Steven Cook at 6:11pm

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

Excused Absences: Operations Manager-Seth Spence, Kevin Garcia

Office Manager: Kaye Carleton

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

Reports of Officers:

President: Steven Cook

- Follow up on Big Diomedea tree cutting
 - Draft letter following up from the October letter
 - Some changes were suggested
 - Letter can be emailed along with the original letter sent in October

Design Committee: Laura Friesen

- Design Committee met July 29, 2024
 - Code of Ethics must be signed
 - Exceptions should not be made when making decisions to assess
 - Intent of the HOA is to preserve Eaglewood's natural beauty
 - Mission statement includes the same verbiage
- Inspections
 - We now have two of Briley's employees doing the inspection together

Judicial Council: Kevin Garcia-excused

- No appeals pending

Secretary/Communication Chair: Deena Bradley

- Newsletter
 - Ruminating on topics for the Fall Newsletter

Treasurer: Paul Dalleska

- Sitting good financially
 - There is adequate money in the check book to handle most of the projects
 - Two CD's will mature this month for a total of \$300,000
 - Met with Edward Jones
 - Those in attendance were Wallace Thomas (previous treasurer) Paul Dalleska (current treasurer) Seth Spence (operations) Kaye Carleton (office)
 - Numbers are going in positive direction
 - Will meet again in the fall

Operations Manager: Seth Spence

- Alpenglow Trail
 - Is not paved
 - Frustrated with the timeline with Caddo
 - Would like to get advice for legal language future contracts
 - In regards to completion in a timely manner
- S Mitkof/Squire sidewalks and lighting
 - Tesla will complete the electrical upgrade
- Summer Crew
 - Only one member will be utilized for the remainder on the season

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- Snowplow Contract
 - Working with Guaranteed Services to complete contract
 - Some ideas brought up a recent meeting
 - Equipment In Use Signs at entrances
 - Placing better markers at the electric pedestals
 - Identify additional snow storage areas and practices
 - Including hauling sooner to eliminate large berms and line of sight issues
 - Possibly putting in small pads in a few areas for snow storage
 - Having a different road edge marker so they are easily identified as Eaglewood
 - Some homeowners do not place them at the road edge so the edge gets lost
- Upcoming Invoices for capital expenses
 - Estimated Total: \$253,446

Office Manager: Kaye Carleton

- Collections Update
 - 10 Remain on the list for a total of \$17,664.01
 - Majority of homeowners have paid the new amount

Unfinished Business:

New Business:

- Agenda open meetings
 - Need to make it clear that if homeowners want something added to the agenda it needs to be done before the agenda is adopted
 - Any additions will be added to new business
 - All questions need to pertain to items covered at current meeting
 - All comments need to be emailed to either Eaglewood address
 - Comments must be in writing
 - Steve will make it clear of the changes to the agenda
 - Kaye will draft suggested changes
- Budget
 - Some amendments are needed to better balance the budget
 - Add an equipment budget code
- Insurance
 - Only the sheds and minimal contents were covered
 - This has been updated and Eaglewood is now properly insured
 - Sheds are in a secluded area
 - Would be advantageous to have a more visible location
 - Possibility of building a cinder block building which could be better secured
- Non-Compliant properties
 - Upsetting when homeowners don't keep up the properties
 - Mention in newsletter that properties in disarray are handled through the inspection process
- Matrix
 - Tool used by the board
- Mowing behind fences
 - There is no policy
 - Main roads should be maintained by the association
 - A policy should be written
 - Have it completed by the end of the year-tabled

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- 9656 Etolin Circle
 - Affordable Living was granted full ownership and possession of the property
- Dues Statement-clarity
 - Appfolio offers all the information needed
- Applying Herbicides and Fertilizers
 - Worth looking at a service to apply
- Abandoned Flower Beds
 - Could the Design Committee develop a policy?
 - Possibly require removal if not maintaining
- Airbnb
 - Other HOA's have no verbiage concerning them
 - Hasn't come up as a problem
 - Tenants must comply with the rules
- Political Signs
 - Post something on Facebook
 - Reminding of the guidelines

Meeting adjourned at 8:05pm

Stu Cook 9/9/2024

Approved Signature/Date

L. D. J. 9/9/24

Signature/Date