

Eaglewood Association, Inc.
BOARD OF DIRECTORS MEETING MINUTES
September 8, 2025
Eaglewood Office

Meeting called to order: by Steven Cook at 6:02 pm

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

Operations Manager: Seth Spence, Excused Absence

Office Manager: Vacant

Agenda:

Motion: To approve the agenda

Vote: Approved unanimously

Minutes: Approval of previous minutes deferred to email

Approval of Minutes: These minutes were distributed to the Board via email on September 25, 2025. A motion to approve was made electronically, and approval was confirmed by unanimous consent on September 25, 2025.

Reports of Officers:

President: Steven Cook

- Website: Yearly payments need to be set up.
 - Annual fees for the website will be around \$400
 - Website and website-associated accounts are now owned in-house.
- Memorial donation:
Motion: to donate \$500 from Eaglewood HOA to Donate Life America in memory of Kaye Carleton.
Vote: passed unanimously.
- October open board meeting
 - If a quorum of board members is not present, the meeting will be a community discussion.

Vice President for Design: Laura Friesen

- Laura is looking to restructure the Design Committee
 - Discussion is tabled until after an agreement is in place with Roy Briley Association Managers

Judicial Council: Vacant

Secretary/Communications Chair: Deena Bradley

- Fourth quarter newsletter is underway

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Treasurer: Paul Delleska

- Once Pruhs Construction and VEI Consultants agree that the replanted grass is in acceptable condition, a final invoice will be submitted.

Operations Manager: Seth Spence- report by email

- Seth confirmed that he is compiling a job manual
- A list of companies and contractors Eaglewood deals with is being compiled.
- Fishhook Tree Service will be on-site tomorrow to remove broken trees caused by recent windstorms.
- Winter Maintenance:
 - Snow plow contract will be signed tomorrow
 - Fees have increased this year
 - Ops plans on having drains and road edges marked by the end of September.
 - Reminder notices will be placed on garage doors for homeowners with RVs or rocks located on or near the snow storage areas.

Meeting Adjournment:

Motion to adjourn passed unanimously at 7:30 pm

Stu Cook 9/30/2025
Approved Signature/Date
Signature/Date

Deena Bradley 10/1/2025
Secretary/Communication Chair

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Present: Board members: Steven Cook, Paul Dalleska, Laura Friesen, Deena Bradley, and former board member Wally Thomas.

Also present was Danielle Schwab from Roy Briley Association Management.

The purpose of the meeting was to negotiate the Eaglewood HOA management contract with Roy Briley Association Management, represented by Danielle Schwab.

Motion: To approve the adoption of the new Eaglewood HOA management agreement with Roy Briley Association Management.

Vote: Passed unanimously with Wally Thomas supporting the motion.

Steven Cook 1/13/25
Approved Signature/Date
Signature/Date

Deena Bradley 1/13/26
Secretary/Communication Chair