

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
December 9, 2024-Eaglewood Office

Meeting called to order: by Steven Cook at 6:01pm

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

Laura Friesen-via phone

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Previous Meeting Minutes: October 7, 2024 Board of Directors Meeting Minutes were approved
There was no meeting held in November

Reports of Officers:

President: Steven Cook

- Nothing to report

Design Committee: Laura Friesen

- There was no meeting in November
 - Pictures were reviewed via email

Judicial Council: Kevin Garcia

- No appeals at this time

Secretary/Communication Chair: Deena Bradley

- Facebook
 - Encouraging to see positive postings
 - Compliment the snow removal team
 - Thanking Seth for clearing the trails
- Newsletter
 - Application completion timeframe
 - Who to contact:
 - Utilities in need of repair
 - Potholes at entrances (Municipality and State roads)
 - DOT fence
 - LRPC – list of projects
 - Traffic Control for N Mitkof Loop
 - Lighting issues
 - Show pictures of the wires and explain the solution
 - Swale and drainage
 - Educating so they don't continue to park in them
- Handling difficult interactions
 - Prepare a standard response to use during difficult interactions

Treasurer: Paul Dalleska

- Financial Report was given
 - \$250,000 was transferred into the Wells Fargo account to maintain a cash cushion for winter expenses
 - Decisions on future investments will depend on VEI's input
- Long Range Planning Committee
 - Awaiting on feedback from VEI for future projects
 - Contingency plans include bids for sidewalk and lighting projects

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- 2025 Budget was presented
 - One adjustment was suggested the capital expenses
 - Voting will happen via email

Operations Manager: Seth Spence

- Winter Maintenance
 - Positive feedback on winter maintenance
 - Discussion on vehicles parked on roads during snow removal
 - Sometimes it is just so they can clear there private areas
- Snow management issues
 - Concerns about private area snow being pushed onto common areas, creating obstacles for plows
 - Suggested to address in newsletter, encouraging residents to keep snow within the property boundaries
 - Limited snow storage is a concern
 - Residents have been placing snow back onto cleared sidewalks, causing inconvenience for pedestrians
- Lighting
 - Burnt out and flickering fixtures have been replaced
- Heat Traces
 - They have been turned on
 - Help prevent issues during sub-freezing temperatures

Office Manager: Kaye Carleton

- Collections Update
 - 13 actively in collections
 - Total owing \$43,199.92
 - Additional 13 may be sent to the attorney on December 20th for non-payment

Unfinished Business:

- Mowing behind fences-tabled
- Abandoned flower beds-tabled
- Meet & Greet 2025
 - May 31st 11:30-1:30
 - Streets may be swept by then
 - Weather should be warmer
- 2025 Meeting Schedule
 - Schedule presented
 - Proposed changes based on previous email discussion
 - Reduce the number of meetings held at Joy Lutheran
 - Open Meetings to include February 10th, May 31st (Meet & Greet), June 9th (Annual Meeting), October 6th
 - Remainder of the meetings will be held at the Eaglewood Office
 - Communication will continue through newsletters, Facebook and posting the minutes on the website
 - Motion: Approve schedule with location changes
 - Vote: All in favor
- Payment Plan
 - A payment plan was agreed upon between a homeowner and the association
 - The homeowner has not submitted a payment
 - Next Steps:
 - Consider escalating at attorney level for payment in full
 - Decided to give the homeowner until January 1st, 2025

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New Business:

- Homeowner Water Line Issues
 - Homeowners are responsible for repairs
 - No Direct assistance from the association
 - Advise to verify responsibility with AWWU
- Late Fees
 - Dues Increase
 - Some homeowners continue to pay \$225
 - Reminders have been sent out
 - Late fees have been waived temporarily
 - In 2025 the policy for late fees will return to business as usual
 - Dues Timeline for 2025 was presented
 - Motion: Approve timeline as presented
 - Vote: All in favor
- Vehicles Parked Close to Road Surface
 - The 10 foot setback rule is for RV's
 - Vehicles are mobile and can be moved more easily
- Speed Humps vs Speed Bumps
 - Both signs are used in the neighbor hood
 - What is the difference?
 - Speed humps are more gradual

Meeting adjourned at 7:41pm

Esther Cook 1/13/25
Approved Signature/Date

Deena Bradley 1/13/25
Secretary/Communication Chair
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS Official Action
December 18, 2024

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

New Business:

- Motion: Move to approve the 2025 Operating Budget
- Vote: All in favor

Steven Cook 1/13/25

Approved Signature/Date

Deena Bradley 1/13/25

Signature/Date