

May 1, 2024

NOTICE OF EAGLEWOOD ASSOCIATION DUES INCREASE

Change: \$75/month to \$85/month

Effective Date: July 1, 2024

Dear Eaglewood Association Homeowners:

The Board of Directors has voted to increase the dues, as captioned above, which is an increase of about 14%. The last dues increase was January 1, 2013 and increased those dues from \$45/month to \$75/month or about 67%.

The Board has carefully budgeted both Operational Expenses and Capital Expenses since that last increase. Over \$3.4 million Capital infrastructure has been replaced and upgraded in those 10 years. These improvements maintain the value of all properties within Eaglewood.

In 2022, the Board hired VEI Consultants, a Civil Engineering firm with a long history with the subdivision to update the 5, 10, & 15 year Long-Range Maintenance Plan. VEI issued their report to us in November 2022. Their report shows a need for Projects totaling \$1,730,400 over the next 5 years in order to maintain our infrastructure in good condition. This means projects of at least \$346,080 in cost each year for the 5 year period.

Our current dues structure at \$75/month produces income of \$834,300 per year. Our budgeted Operational Expenses for are \$584,420. This gives us the following situation:

Income from Dues	\$834,300
LESS Operational Expenses, 2024 Budget	584,420
LESS Provision for Uncollected Accounts	10,000
Cash Generated for Reserves or Capital Projects	\$239,880

As stated above, the expected cost for Capital Projects in each of the next 5 years is \$346,080 which leads to the deficit illustrated here:

Current Cash Generated for Capital Projects	\$239,880
Cash needed for annual projects, years 1 to 5	346,080
Current Capital Budget deficit	-\$106,200

Increasing the Dues by \$10/month will provide \$111,240 to fill the Capital deficit above. This is very slightly more than the deficit illustrated and the Board's sense is this is prudent as the VEI estimates are subject to inflation and should be treated as the low end we will need to invest in our Capital Infrastructure.

No one likes to see the increase to our living expenses, but it is essential that we prudently and gradually work to maintain our subdivision which supports the value of our homes. Our homes, for most of us, are our most valuable asset.

We appreciate your understanding and the Board will continue to work diligently to control expenses and keep Dues Increases infrequent and small.

Best Regards,

The Eaglewood Association Board of Directors

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 8, 2024-Joy Lutheran Church

Roll call of officers:

Present: Board members: Steven Cook and Deena Bradley

Excused Absences: Anna Tapps and Wallace Thomas

Present: Office Manager Kaye Carleton and Operations Manager Seth Spence

Special Guest Michelle Scott General Manager Roy Briley Association Management

30 Homeowners were in attendance

Meeting called to order: by Association President Steven Cook at 6:01PM

A quorum was not present.

Reports of Officers:

President: Steven Cook-The floor was opened up for informal discussion

- Vacant Board Position
 - Wally Thomas has been appointed to the treasurers position until the Annual Meeting on May 13th
 - The VP for Judicial is also vacant
 - One homeowner has inquired about the position
- Michelle Scott General Manager Roy Briley Association Management
 - Roy Briley has upgraded their software
 - Encourage you to sign up for the new portal system
 - This link will serve as ways to communicate with Roy Briley, the board and common area service requests
 - You can also sign up to pay your dues
 - There are fees associated with that
 - Also accept checks, money orders and checks through bill pay as options with no fees
 - Fees go to AppFolio
 - Questioned if it is legal to apply third party fees to a debit card transaction
 - Visa rules may be in violation
 - Michelle will look into this
 - Answers will be posted on Facebook
 - Will have an answer by the end of the week
- Safety Issues on Roadways
 - Stacked up snow affects sight distance
 - Have to creep into roadway to make turns
 - Seth has identified them
 - They will be addressed this week
 - At some point snow may need to be hauled out
 - Vehicle Maintenance
 - Hard on vehicles
 - Reduce bumps
 - Grader will be out

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
January 8, 2024-Joy Lutheran Church

- In absence of the Operations Manager
 - The plow company will fill in
 - Other option is to consider hiring a part time on call employee
 - Haven't heard back from homeowners that have voiced interest in running the equipment
 - Pleased with Seth keeping the trails and sidewalks cleared
- Circles are not plowed completely
 - Request concerns be relayed via email to Seth
 - Snow plan will be created
- Grader
 - Can residents be notified via Facebook when traffic will be affected?
 - When they are blocking the road
- Ice Build-up At the Entrances/Exits to the Neighborhood
 - Working with contractor to reduce
- Snow Contract
 - Does it include recourse for liquidated damages
 - Reputation causes contractors not to want to do business with Eaglewood
 - Not many companies have the equipment required
 - If they do they are too big-costing more
 - Rebuilding relationships
- Signs Down
 - Will wait until spring
- Dues Increase
 - Still in discussion
 - LRPC budget being developed to prioritize future projects
 - Contractors rates have gone up
 - Two vacancies on the board
 - Will be discussed as a group
- Fence Needs Stain
 - Clarity would be appreciated
 - Are there set standards?
 - The committee wants the homeowner to select what they would like for their property
 - Look into changing verbiage on notices
 - Look into portal housing pictures
 - Would this override the Design Committee process
- Streaming Meetings
 - Hot spot
 - Facebook Live

Discussion ended at 7:20PM

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

Meeting called to order: by Steven Cook at 5:58pm

Roll call of officers - Present: Board members: Steven Cook, Anna Tapps, Deena Bradley and Wallace Thomas

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Previous Meeting Minutes: December 18, 2023 Board of Director's Meeting -approved
December 30, 2023 Official Action-approved
January 8, 2024 Board of Directors' Meeting (a quorum was not present no minutes to approve)

Reports of Officers:

President: Steven Cook

- Unsure if he will seek reelection
 - May possibly look at different decision

Design Committee: Anna Tapps

- Anna has decided not to run for the Board in May
- Feel the association is in a good place as far as the employees

Judicial Council: Vacant

- No appeals pending

Secretary/Communication Chair: Deena Bradley

- Website
 - Payment portal
 - AppFolio now replaces that
 - Change to payment information
 - Keeping the Dues Timeline and Collection Policy
 - Picture of yard needs to be changed
 - Takes up a lot of space

Treasurer: Vacant-Wallace Thomas

- Would assist in helping the new treasurer get acquainted with the position
- Reserves of \$1.6 million
 - Will meet with Gavin to discuss roll over funds
- Capital Budget
 - Is inflation factored in?
 - Adding in Consumer Price Index will show a better picture of the prices in five years
 - Add 4% inflation to each annual total
 - VEI's recommendations to improvements over the next five years is \$1.73 million

Operations Manager: Seth Spence

- J String
 - Breaker down will be a springtime repair
- Winter Maintenance
 - Will be riding with contractor to identify snow issues
 - Hauling to increase storage
 - Placing end of Sokolof Circle
- VEI N Mitkof Proposal
 - They will be in touch soon

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

- Vacuum Truck
 - Drains have not been cleared in several years
- When the Montague ditch is cleared it will be on posted on Facebook

Office Manager: Kaye Carleton

- Collections Update
 - Delinquency report is lengthy
 - Many on autopay have not converted to the new software
 - Receivables are at \$83,000
 - Motion: Late fee Holiday for 1st quarter 2024 owing one quarter or less.
 - Vote: All in favor

Unfinished Business:

- Dues Increase
 - Announce a dues increase as of July 1, 2024 in a separate mailing
 - Wally will create the letter showing the data
 - Looking at Budget and Long Range Budget
 - Mention in the Newsletter that there is a going to be a dues increase
 - Motion: Move to amend the dues increase motion to the following: That the dues increase not take place until July 2024. The increase will be \$10 per month, with a final vote to take place at the January 2024 Open Board Meeting.
 - Vote: 5-in favor (1-by proxy)
 - Voted on at the November 22, 2023 Board of Director's meeting
 - The plan was to have final voted at the January meeting
 - No quorum was present
 - Discussion: An increase of \$5 per month on January 1st had originally been discussed. The amount was approved in the budget. The determination to postpone the increase until July prompted the increase to \$10 per month. This will allow for a greater time before a next potential increase. \$120 a year should keep the projects going for 3 years. Will announce April 1st. The data was not sufficient.
 - Motion: Increase dues to \$10 per month effective July 1st, 2024
 - Vote: All in favor
- VEI Study
 - Needed to estimate redoing sidewalks not resurfacing
 - Also allows for lighting conductors to be replaced
- Streaming Meetings
 - Facebook streaming
 - Set up new group
 - Requiring questions to be answered before verification
 - Once approved it would be up to the individual to monitor when meetings are
 - Trolls creating memes could be a potential problem
 - AI technology is common
 - Additional work for little attendance
 - Broadcasting just the audio is an option
 - Discourages participation for potential Board positions
- Meet and Greet
 - May 11th 11:30-2:30
 - Look at planning for 200 attendees
 - Provide BBQ options
 - Closing Eaglewood Loop after 4-way stop and Andreanof Drive
 - Utilizing sterno products to keep warm

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

- Bring proxies to the event

New Business:

- Board Candidates
 - Have an informal meeting with potential candidates
 - Schedule for March 25th
- Contracts
 - Employees need to review contracts to be signed in January
 - Kaye has requested an additional week vacation as she has just completed her tenth year with Eaglewood
 - Motion: Approve an additional weeks leave for Kaye
 - Discussion: Previously had an attorney look over contract. Contracts are out of compliance with state law. Need to seek an employment attorney to change the verbiage to meet compliance.
 - Vote: Approve additional week leave for Kaye
- Homeowners conduct at meetings
 - A letter will be sent
 - The gavel will be used

Meeting adjourned at 7:49 pm

Jim Cook 3/11/2024

Approved Signature/Date

Deena Bradley 3-11-2024

Secretary/Communication Chair

Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 11, 2024
Joy Lutheran Church

Meeting called to order: by Steven Cook at 6:00 pm

Roll call of officers - Present: Board members: Steven Cook, Anna Tapps, Deena Bradley and Wallace Thomas

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Previous Meeting Minutes: February 12, 2024 were approved

Reports of Officers:

President: Steven Cook

- Annual Meeting May 13th
 - Encouraging all to submit proxies if they will not be attending
 - We will have early voting at the Eaglewood Office and May 13th prior to the meeting

Design Committee: Anna Tapps

Judicial Council: Vacant

- No appeals pending

Secretary/Communication Chair: Deena Bradley

Treasurer: Vacant-Wallace Thomas

- Financial Report was given
- Reserves \$1,664,790
- Late fees were suspended for the 1st quarter allowing homeowners time to get set up on the new software
- Capital Projects
 - N Mitkof Sub cut
 - VEI noted this in 2022
 - Recognized it is in need of more than overlaying
 - Will need to excavate, digging down at least two feet and compact
 - VEI will manage the project
 - Motion: Approve VEI proposals for design and project management
 - Vote: All in favor

Operations Manager: Seth Spence

- Winter Maintenance
 - Scraping up ice, opening drains
- J String
 - Breaker down will be a springtime repair

Office Manager: Kaye Carleton

- Collections Update
 - Delinquency report is lengthy
 - 4 accounts in collections owing \$8,944

Unfinished Business:

- Dues Increase
 - The vote to increase dues was held in February
 - A letter will be sent out detailing the need for the increase
 - Letter was read at the meeting
- Meet and Greet
 - May 4th 11:30-1:30

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
March 11, 2024
Joy Lutheran Church

- Closing Eaglewood Loop after 4-way stop and Andreanof Drive
- Hot Dogs and Snacks will be supplied

New Business:

- AppFolio
 - Design Committee application does not go to the Eaglewood Office
 - PDF links on the website are not working
- Terms of Board members
 - Deena has on year left on her term
 - Four seats will need to filled
 - Request no one run with their own agenda in mind
 - Terms are based on amount of votes
 - March 25th there will be a meeting for potential members to have a Q & A session

Meeting adjourned at 7:00 pm

Steve Cook 4/8/2024

Approved Signature/Date

Deena Bradley 4/8/2024

Secretary/Communication Chair

Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 8, 2024-Eaglewood Office

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

Roll call of officers - Present: Board members: Steven Cook, Anna Tapps, Deena Bradley and Wallace Thomas

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Previous Meeting Minutes: March 11, 2024 Board of Directors Meeting Minutes were approved

Reports of Officers:

President: Steven Cook

- Scott Rolfe-VEI Consulting
 - Draft contract for engineering work to be done on N Mitkof Loop
 - Schedule
 - Schedule is being pushed out to get accurate moisture content when the geotechnical boring is done
 - Surveying could take place in May
 - Testing would have to wait until the area is dry for accuracy
 - Best to do preliminary work in 2024 and construction in 2025
 - Additional investigations could be done at the same time
 - Sub cut top portion of Babrof Drive
 - This would be a priority
 - Samalga Circle
 - S Kanaga Loop
 - Eaglewood Loop from Agattu to Stuart
 - Motion: To approve contract as quoted. To include the investigation of Babrof Drive. Total is \$70,576 including the 10% variance for engineering.
 - Vote: All in Favor.
- Homeowners from Tanadak Circle
 - Concerned about a property on the circle
 - Believe house has been vacant for 5-6 years
 - A pipe burst in the house water was gushing out from the garage
 - No dry out has happened
 - AWWU came out and shut off the water
 - Had to dig up neighbor's side yard to repair pipe
 - The house is deteriorating
 - Paint is chipping, roof is in bad condition and driveway is in bad shape, staircase is in bad condition
 - Concerned about how this will affect property value
 - Hoping to see the property brought to a livable condition
 - Notices will be sent for work that needs to be done
- Annual Meeting
 - Madison Meyer Roy Briley Association Management
 - How will the roster look?
 - Alphabetical would be preferred
 - Also sorting by addresses as only one vote per household
 - Must be in good standing to vote

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 8, 2024-Eaglewood Office

- Contracts
 - An attorney was consulted
 - The current contract has a mass of contradictions
 - Out of compliance, more than needed, should be reduced down to one page
 - Include salary and leave
 - Keeping job duties out as a separate list
 - Allowing job descriptions to be modified if needed
 - Creating a document that can be used in the future to protect the HOA and the Employees is important
- Board Candidate Letter
 - Changes were suggested
 - Email to those who have expressed interest

Design Committee: Anna Tapps

- Presented two resolutions
 - A board member is not permitted to be involved in and must recuse themselves from any employment compensatory decisions concerning family members working for the Eaglewood Homeowners Association as to avoid any conflict of interest.
 - No board member, employee or family member of the Eaglewood Homeowners Association is permitted to purchase any home under foreclosure in the community as to avoid any conflict of interest while working or volunteering for the HOA.
 - Voting will happen via email
- Will gladly assist with the transition after the elections

Judicial Council: Vacant

- No appeals pending

Secretary/Communication Chair: Deena Bradley

- Statement attached to (chatty) email
 - Will discuss this with Briley
- Using appfolio to submit applications does not work
 - Request it be disabled
- Election page has been updated
- Seth is asking that the info on the updates be trickled out on Facebook

Treasurer: Vacant-Wallace Thomas

- Sitting good financially

Operations Manager: Seth Spence

- Babrof completion
 - Caddo will complete in May/June
- S Mitkof/Squire sidewalks and lighting
 - Begin first part of June
 - Affected homeowners will be notified
 - Tesla will do the electrical upgrade
 - Suggesting existing light poles be painted as a cost saving measure
- Capital Budget Projects 2024
 - Estimated bids \$473,000

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 8, 2024-Eaglewood Office

- Proposed replacing the older gators which are over 20 years old
 - Safety concern due to lack of functional lighting
 - Provided information on replacements and quotes
 - Would take a while to receive
 - They come with strobes
- Eagle River High School
 - Day of Service
 - Proposed they collect litter in the subdivision
 - Have not heard back
- Damaged Swales will be staked off this week
- Guaranteed Services Overage Invoice
 - Was high due to the cleaning out of the Montague ditch
 - Hauling to other areas
 - Offering a discount for early payment
 - Hope to continue next year

Office Manager: Kaye Carleton

- Collections Update
 - Identified 56 properties that owe more than the current quarter dues
 - Sent letters out giving them their balances
 - They were all previously set up for recurring payments
 - This will call attention to the fact that the auto payments went away
 - This was an attempt to bring the receivables down
- Dues increase letter will go out May 1st

Unfinished Business:

- Meet and Greet
 - May 4th 11:30-1:30
 - Estimate it will cost about \$450 for 200 people
 - No appropriate budget line item category
 - Miscellaneous Supplies could be increased
 - Motion: Increase Miscellaneous Supplies by \$450
 - Vote: All in favor
 - Grill has been offered by a homeowner
 - The hot dogs could be grilled fresh
 - Cooking too many could be alleviated
 - Port-a -potty
 - Look into options
 - Rent one or if ours could be moved
 - Advertise
 - Have signs made for sandwich board
 - Bright color
 - State this Saturday so they can be reused
 - Post on Facebook

New Business:

- New chair for Office manager
 - Recommended looking for one at Arctic Office Supply

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
April 8, 2024-Eaglewood Office

- Website Support
 - Submit online is not working
 - Contacted the website developer
 - We do not have an arrangement for assistance
 - Offered help at \$50 an hour or \$500 a year as a retainer
 - \$50 per hour for assistance is reasonable
 - Annual hosting fee is increased to \$400 a year
 - Fee to own URL will be coming due also
 - Motion: Agree to pay \$50 an hour for website support
 - Vote: All in favor

Meeting adjourned at 8:35pm

Steve Cook 6/10/24

Approved Signature/Date

Deena Bradley 6/10/24

Secretary/Communication Chair

Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS Official Action
April 23, 2024

Text message participants: Steven Cook, Wally Thomas, Anna Tapps, and Deena Bradley

New Business:

- Motion: I vote to move forward with the purchase of both John Deere units. If we act now, the first unit will not arrive until August or September meaning the existing units will have limp through this Summer season. Delaying will only cause more inefficiency. Our workers need adequate, safe, reliable equipment to maintain the subdivision.
- Vote: All in favor

Steven Cook 12/9/2024

Approved Signature/Date

Deena Bradley 12/9/2024

Signature/Date

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

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

- 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

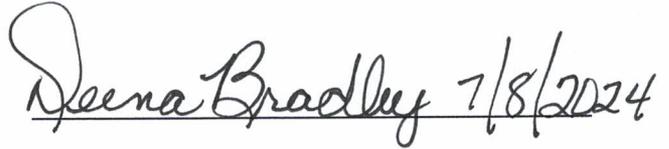
EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
June 10, 2024-Eaglewood Office

- 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 'P. M. M.', 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

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
July 8, 2024-Eaglewood Office

Meeting called to order: by Deena Bradley at 6:00pm

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

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

9 Homeowners were also in attendance

Excused Absence: Steven Cook

Previous Meeting Minutes: June 10, 2024 Board of Directors Meeting Minutes were approved

Reports of Officers:

Presiding Officer: Deena Bradley

Design Committee: Laura Friesen

- Rode on the Inspection with a representative from Roy Briley Association
 - Interesting to see the point of view when riding in a vehicle
 - It is difficult to see things
 - Quite different from walking around the neighborhood
 - It is recommended there be two individuals in the car one to drive and take pictures and one to take notes
 - It is difficult to match backs of fences to addresses
 - Considering riding for two hours once a month

Judicial Council: Kevin Garcia

- Two appeals pending
 - They have been adjudicated by the newly formed judicial council
 - Council members include Mark Devries and Austin McConnell
 - They have signed the code of conduct

Secretary/Communication Chair: Deena Bradley

- Newsletter
 - The latest issue of the community newsletter was distributed last week
 - Feedback received felt four pages may be too lengthy
 - One idea is to utilize Facebook breaking out some of the articles one at a time for a quicker read
- Seeking new members for the committee
 - It is not a big commitment as only 4 newsletters are published a year

Treasurer: Paul Dalleska

- Reported on financials
 - Bank account balance is down from last month
 - Projects are being worked on
 - Majority of homeowners have increased the amount of the dues to \$255
 - A meeting is scheduled for July 9th at Edward Jones
 - Looking at moving some money around to assure funds are available to issue payment for the completed 2024 Capital Projects
 - Planning for funds needed for the N Mitkof Loop 2025 Capital Project so funds can be allocated

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
July 8, 2024-Eaglewood Office

Operations Manager: Seth Spence

- S Mitkof/Squire sidewalks and lighting
 - Continued work will take place this month
- Summer Crew Training
 - Continued training to develop skills in operating the weed eaters
 - For most of the crew this is the first time they have used lawn equipment
- Road Maintenance
 - Requested an estimate for road painting and crack sealing
 - Finalizing contract for winter maintenance
 - Meeting with Guaranteed Services to review improvements for the upcoming season
- VEI Bore Samples
 - Waiting on report

Office Manager: Kaye Carleton

- Collections Update

Unfinished Business:

New Business:

- Feeding Squirrels
 - Homeowner reported concerns with her neighbor feeding squirrels
 - Attracting squirrels increases the risk of them doing damage to attics and crawl spaces
 - Prepare a public service announcement discouraging this practice

Meeting adjourned at 6:26 PM

Seth Spence 8/12/2024
Approved Signature/Date

Deena Bradley 8/12/2024
Secretary/Communication Chair
Signature/Date

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

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

- 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

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

- 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

[Signature] 9/9/24

Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
September 9, 2024-Joy Lutheran Church

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

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

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

8 Homeowners were also in attendance

Excused Absence: Deena Bradley

Previous Meeting Minutes: August 12, 2024 Board of Directors Meeting Minutes were approved

Reports of Officers:

President: Steven Cook

Design Committee: Laura Friesen

- Last meeting was on August 26th
 - Good meeting short and sweet
 - 4 in attendance
- Requested an additional inspector so they can work as a team
 - They will only have one inspector this week
 - Laura will help

Judicial Council: Kevin Garcia

- No appeals at this time

Secretary/Communication Chair: Deena Bradley

- Newsletter
 - Currently working on the 3rd quarter newsletter

Treasurer: Paul Dalleska

- Financial Reports were not provided by Roy Briley Association Management prior to meeting
 - Delay due to some corrections on GL codes
- There are two major construction projects wrapping up
 - Edward Jones investments will be adjusted to prepare for snow removal
- Long Range Planning Committee
 - Will be meeting later this month
 - VEI has been invited to update on the findings from the soil samples from N Mitkof Loop
 - This information will determine the work for the next year or two

Operations Manager: Seth Spence

- Snowplow Contract
 - Contract will be with Guaranteed Services
 - This will be the fourth season in a row with them
 - They have improved over the last couple seasons
 - They have installed some snow storage pads
 - This will allow the ability to keep some areas opened up
 - Preventing the roads from narrowing
- Asphalt work is complete
- Electrical work continues

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
September 9, 2024-Joy Lutheran Church

Office Manager: Kaye Carleton

- Collections Update
 - 4 actively in collections
 - 6 additional will be sent to the attorney
 - Total owing \$18,514
- 79 late notices were sent out with a \$25 late fee
- 37 late notices were sent out with a \$50 late fee
- 27 friendly reminders of the dues increase for those that still paid \$225 were sent out

Unfinished Business:

- Mowing behind fences-tabled
 - More research needs to be done
- Abandoned flower beds-tabled
 - More research needs to be done

New Business:

Meeting adjourned at 6:13 PM

Kate Cook 10/2/2024

Approved Signature/Date

Kim Garcia

Secretary/Communication Chair

Signature/Date 10/7/2024

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
October 7, 2024-Eaglewood Office

Meeting called to order: by Steven Cook at 6:00pm

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

Operations Manager: Seth Spence

Office Manager: Kaye Carleton

Excused Absence: Laura Friesen

Previous Meeting Minutes: September 9, 2024 Board of Directors Meeting Minutes were approved

Reports of Officers:

President: Steven Cook

- Water pipe leaking on a property on N Lowrie Loop
 - Homeowner was served with a letter requesting he attend a meeting with the board on October 21st
 - He has granted access to the property for the purpose of collecting bids for the repair
 - The association could cover the cost and arrange a payment plan with the homeowner
 - In anticipation of safeguarding the infrastructure
 - Suggested payment amount would be \$500 a month
- Application timeframe
 - Given the building season for completion
 - Can extend one more year with existing approval
 - If application was submitted to pause assessments
 - Assessments continue
 - Assessments could be removed upon compliance
- Meet and Greet
 - Attendance would likely be better if the weather was warmer
 - Move Annual Meeting to June
 - Meeting schedule would need to be reworked from the current order
 - Spring cleanup would be completed

Design Committee: Laura Friesen-excused absence

- Last meeting was on September 9th
- Halloween Decorations in September
 - Reminder letters were sent out reminding homeowners of the rule
 - Several homeowners were upset and chose social media to air their complaints
 - Confusion why holiday lights can be put up October 1st
 - The intent of the dates was for safety
 - Consider changing the Halloween dates to mid-September
 - Ask the Design Committee to review the rule
- Political Flags
 - Political Flags are allowed 30 days before an election and must be taken down within 24 hours after the election
 - Other flags are generally allowed without exception
 - Political flags should follow the same rules as political signs
 - Other flags should be allowed during their respective seasons

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
October 7, 2024-Eaglewood Office

Judicial Council: Kevin Garcia

- No appeals at this time

Secretary/Communication Chair: Deena Bradley

- Website
 - Repairs to the utilities
 - Create a section listing the utilities responsible and the numbers to call
 - Referring those complaining on Facebook to this section

Treasurer: Paul Dalleska

- Financial Report was given
 - Wells Fargo has dropped below \$80,000 due to recent payments
 - Upcoming financial actions
 - Meeting with Edward Jones on the 15th to discuss transferring funds to the checking account to cover upcoming expenses
 - The 2025 budget will be [presented at the November meeting for review
 - Voting will take place in December
- Long Range Planning Committee
 - Committee met September 18th
 - VEI was in attendance to discuss the N Mitkof project
 - Focusing on extending the drain 300-400 feet with a buried French drain and possible insulation
 - This project will be disruptive to affected homeowners
 - Proper planning and communication are vital
 - Project will require significant roadwork, including trenching and digging, affecting traffic and access
 - Invite affected homeowners to a meeting to increase the awareness and communication
 - Other projects are being discussed in the event VEI cannot meet the 2025 timeline
 - Estimates for sidewalks and lighting upgrades are being gathered
 - Multiple contractors are being solicited to ensure competitive bids and quality work
 - A standard cross-section drawing for sidewalk construction was suggested

Operations Manager: Seth Spence

- Winter Maintenance
 - Essential drains have been marked to prevent flooding
 - Utility boxes in critical areas have been marked
 - Power outlet was installed on Chekok Circle so the trucks will warm up more quickly
- Lighting
 - The A strand was hit by the contractor for MTA installing fiber optic
 - A-1 Electric was able to get most of the strand operational
 - The J strand continues to have issues
 - Located scarred conductors-replaced

Office Manager: Kaye Carleton

- Collections Update
 - 4 actively in collections
 - 9 demand letters sent
 - Total owing \$22,107.99

Unfinished Business:

- Mowing behind fences-tabled
- Abandoned flower beds-tabled

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
October 7, 2024-Eaglewood Office

New Business:

- Board email communication
 - Some members use two emails and don't always have access
 - Often waiting a while for responses
 - Continue using personal emails, send out a text to announce the email
 - Whomever starts the thread needs to follow through on completion
 - Decision is made based on communication
 - If a vote is needed the President will call for a vote

Meeting adjourned at 7:37pm

Steve Coch 12/9/2024
Approved Signature/Date

Deena Bradley 12/9/2024
Secretary/Communication Chair
Signature/Date

EAGLEWOOD ASSOCIATION, INC
BOARD OF DIRECTORS Official Action
October 22, 2024

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

New Business:

- Motion: Hire Northern Excavation to repair the water leak at 18621 N Lowrie Loop. Add invoice to homeowners account and set up a payment plan.
- Vote: All in favor

Steven Cook 12/9/2024

Approved Signature/Date

Deena Bradley 12/9/2024
Signature/Date

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

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

- 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

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

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

Steve 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