



Eaglewood Homeowners' Association

WELCOME

**Annual Meeting
June 9, 2025**



Agenda

- ▶ **Call to Order**
- ▶ **Roll Call of Officers**
- ▶ **Proof of Notice of Meeting**
- ▶ **Introduction Of Guests**
- ▶ **Reports of Officers**
- ▶ **New Business-Election of Officers**
- ▶ **Questions**
- ▶ **Election Results**
- ▶ **Adjournment**



Roll Call of Officers

Steven Cook

President

Paul Dalleska

Treasurer

Kevin Garcia

VP Judicial

Laura Friesen

VP Design

Deena Bradley

Secretary/

Communication Chair



Proof of Notice of Meeting

Meeting Notice, and Proxy
mailed to all members
week of May 12th



Guests

**Corey Stantorf - AK Fish and
Game**

**Hannah Thompson - Invasive
Species Program Leader**

**AK Soil & Water Conservation
District**



President



Steven Cook

Term ends 2027



Our Mission

- **Maintain and enhance the value of all properties within the Eaglewood Homeowners' Association.**



Our Vision

- **Eaglewood Subdivision** as a highly desired neighborhood to live in where residents are empowered to have a fulfilling quality of life.



Our Guiding Principles

- **Integrity**-doing the right things at all times for all residents
 - **Accountability**-delivering the mission while upholding the PC&R's and Bylaws
 - **Transparency**-open processes and communication regarding the actions and operations of the Board, Committees and Staff
 - **Inclusiveness**-every reasonable effort will be made to ensure that homeowners have access and input into decision making
 - **Fairness and Consistency**-treat residents with equal compassion and consideration-through fair, just and equitable administration
 - **Efficiency**-through best practices and wise stewardship we will obtain best value in all actions and decisions
- 

Welcome from your Presiding Officer:

We appreciate and encourage Home Owners taking time to participate in your Association. In order to conduct business in an efficient fashion and allow all to be heard we request that you confine your comments to the period noted on the Agenda and please wait for the President to recognize you. We are required to use parliamentary procedure under Robert's Rules of Order. That way all can be heard fairly. Thank you for attending.



Roy Briley Association Management

**Madison Meyer
Property Manager**

**Joy Nilsson
Property Manager**

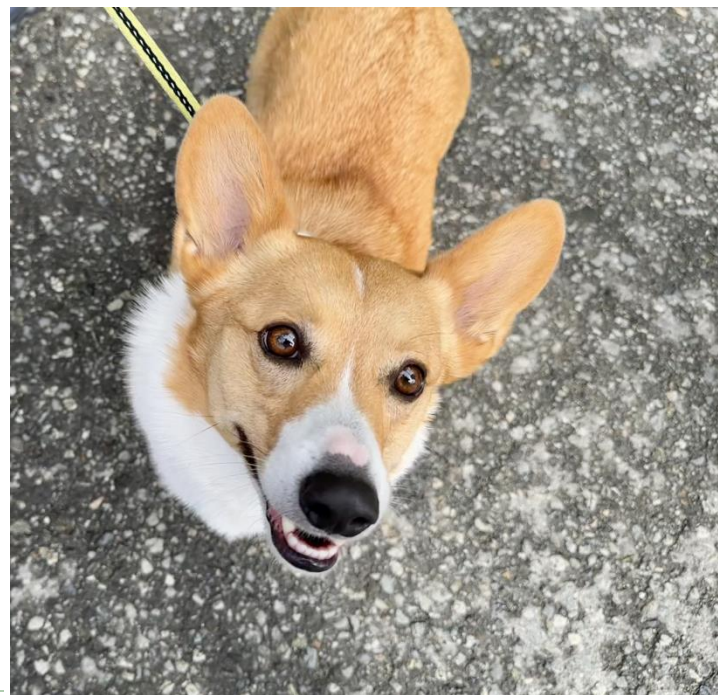


2025 Meet & Greet May 31st





Furry Neighbors



Mill Rate

Based on an assessed value of \$400,000

13.82= **\$5,528 Eaglewood**

15.50 = \$6,200 Driftwood Bay

Tax Exemptions

Senior Citizen

Disabled Veteran

Residential



Treasurer



Paul Dalleska

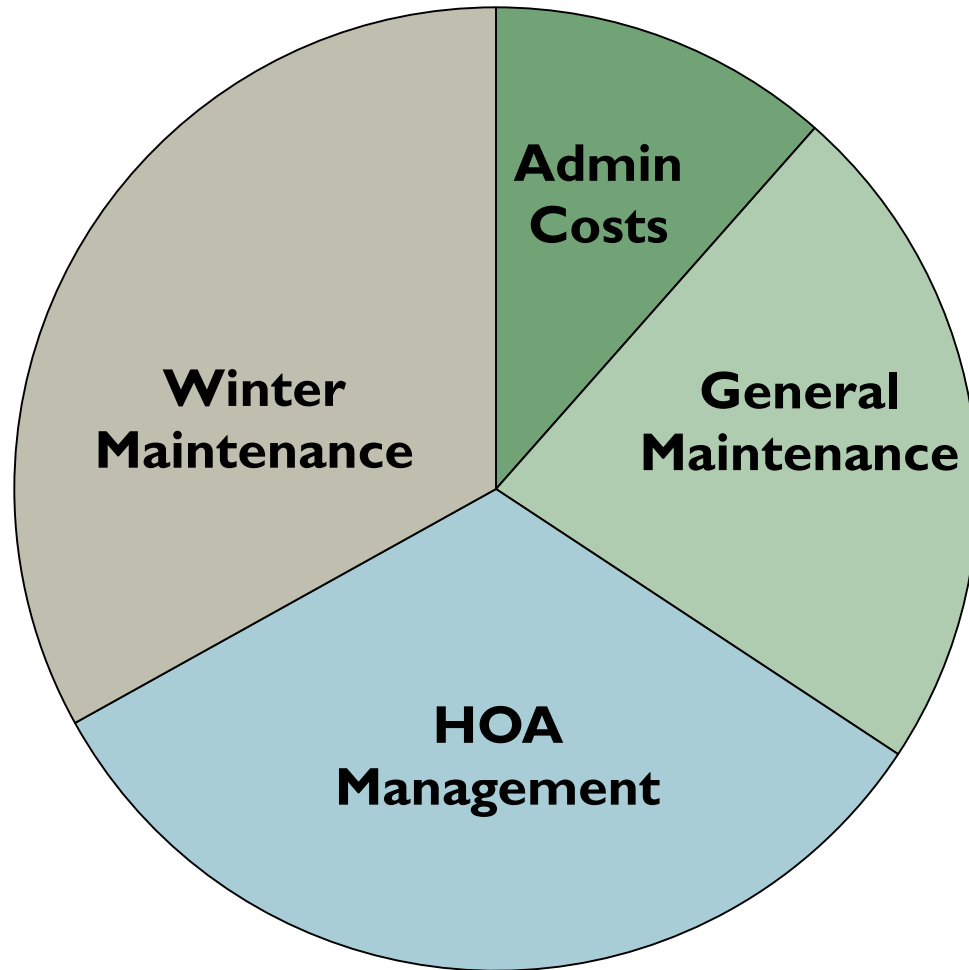
Term Ends 2025

Operating Budget

	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Approved
Income	888,825	902,292	849,746	946,286	945,540
Expenses	554,633	500,098	535,644	540,445	634,964
Net Income	334,192	402,194	314,102	405,841	310,576
Less Accounts Receivable	(44,950)	(9,065)	(20,792)	(57,111)	(10,000)
Cash Generated From Dues	287,242	393,129	293,310	348,730	300,576



What are dues used for?



2025
Operating
Budget
\$634,964



Account Balances

Money Market	\$317,185
Bonds/CD's	\$912,959
Bank Account	\$553,414
Total of Accounts	\$1,783,558

Long Range Planning Committee

- ▶ Analyze data and make recommendations to the board concerning the long range projects.
- ▶ If a change in the dues structure is necessary, the committee will make recommendations to the board.



Capital Expenditures

	2023 Actual	2024 Actual	2025 Approved
VEI Professional Services		18,867	
Electrical	20,200	73,494	
Trails	73,500	316,037	
Roads		14,240	683,000
Drainage			
Equipment	78,014	38,400	10,000
TOTALS	171,714	461,038	693,000



Secretary

Communication Chair



Deena Bradley

Term Ends 2025

Communication Committee

Goals:

- Facilitate the flow of information between the Board of Directors and residents
- Posting on Eaglewood HOA Community Facebook page
- Continue publishing the quarterly newsletter



Quarterly Newsletter



Eaglewood HOA Community

Apr 3 •



Eaglewood Homeowners Association

www.eaglewoodassn.com

April 2024

11940 Business Blvd, Eagle River, AK 99777
907-694-6942 • Eaglewoodassn.com • eaglewoodoffice@gmail.com • eaglewoodops@gmail.com

In This Issue:
President's Message
ues Increase
Annual Elections Early
oting
Community Get
together, May 4th
Spring Cleanup Crew
ard Sale Guidelines
Add Your Name to the
Ballot!
The Committees
Annual Meeting and Election
Monday, May 13
6:pm
Early voting
5:pm
Joy Lutheran
Church

From the President's Desk...

Slowly the snow is melting and I've been watching our roof as my gauge of the moment. I can actually progress, versus the yard which seems to be a hopeless and never-ending vista of white, still well above knees. While it still seems far, spring is chronologically here, and I'm hoping realistically, soon, as well.

So, we'll be inconvenienced for a bit here and there with snow pile mitigation. Seth has been working with contractor on clearing select ditches from the excess piles of snow to hopefully avoid flooding problem. Keep abreast of our Facebook pages as Deena will be providing updates of lane closures and dates of w Patience is a virtue.

We are six short weeks away from our Annual Homeowners meeting. This year we will have four of the seats on the board open for election. Terms vary from 1-, 2- and 3-year lengths and positions will be determined at an executive session within a week after our annual meeting and elections. What can you to participate in this process? Several things:

1. Choose to run for a seat on the board. To do so, call Kaye at the Eaglewood Office 694-6942, to suit your name to our ballot.
2. Return your proxy to the Eaglewood Office via mail or drop off in person. We must have 10% of our proxy filled in and returned in order to conduct official business at the Annual Meeting.
3. Participate in early voting at the Eaglewood Office or attend the Annual Meeting in person to vote for new board of directors.

We're also looking at a meet-and-greet on **Saturday, May 4th** with some refreshments. It will be a chance to meet the current board members and hopefully those that are on the ballot as well.

We will be hiring spring clean-up crew again and applications will be accepted at the Eaglewood Office **May 1st**. Applications can be found on the Eaglewood website (eaglewoodassn.com) under the Document tab or can be picked up at the Eaglewood office. Youths 14 years of age and older are welcome to apply.

I'm hoping for a warmer summer this year, or at least one with less rain. Only time will tell.

Steven Cook
HOA Board President

EAGLEWOOD SPRING CLEANUP CREW

It's no secret that youths 14 years of age and older are needed to help with the spring cleanup crew. Applications are accepted on a first-come, first-served basis. Sign up today!

YARD SALE

Signs can go up 1 DAY PRIOR TO SALE

May 1st

Add Your Name to the Ballot!

There are three members of the Board of Directors whose terms expire in May. One of these positions is vacant and another position will be vacant in May.

This means there are 4 positions to fill with the election to be held in conjunction with the annual meeting in May.

Now currently needs are:

- Do you have the time, patience and enthusiasm to dedicate to community service?
- Do you enjoy building community and take pride in Eaglewood?
- Are you positive and optimistic?
- Are you responsible and reliable?
- Do you understand the needs and are prepared to follow the rules and the way other residents?
- Will you take your role as community leader seriously?
- Do you understand that your authority comes to be based on trust and respect?

Members of the Board of Directors serve on one meeting per month, alternating between open meetings and executive meetings. Board members are responsible for the day-to-day operations of the HOA and are responsible for the day-to-day operations of the HOA.

If you have a seat to go back to your community, for more information before consulting, contact Kaye at the Eaglewood Office at 694-6942, or if you need more information, please contact Kaye at the office.

In a recent meeting, I was very aware that a date increase would be needed to budget for the spring cleanup crew. I was also aware that the date increase would be needed to budget for the spring cleanup crew. I was also aware that the date increase would be needed to budget for the spring cleanup crew.

The Eaglewood website is an excellent resource for the community. It is a place where we can find information about the HOA and its members. It is a place where we can find information about the HOA and its members. It is a place where we can find information about the HOA and its members.

EAGLEWOOD COMMUNITY GET TOGETHER

SATURDAY, MAY 4th
11:30am - 1:30pm

"No Dogs, No Pets, No Drunk"
"Responsible adults only, please!"

Eaglewood Logo will be placed between the 11:30am and 1:30pm time slot.

This is a walk-in event.
"No street parking, please!"

Early Voting Available Again This Year

Early voting will be available for the annual election of members of the Board of Directors. To vote by proxy, and to deliver your signed proxy to the Eaglewood Office by Friday, May 10, 2024, in person early voting will be available at the Eaglewood Office, Monday, May 13, Friday, May 17, and Saturday, May 18, 2024.

Early voting will also be open at Joy, Monday, May 13, at the Lutheran Church, 10717 Eagle River Loop NE.

The Board Meeting is held at Joy at the Lutheran Church.

****Check out eaglewoodassn.com for more election information under the Elections Tab****

ELECTION

It's that time of the year when we elect our Board of Directors. The Board of Directors is responsible for the day-to-day operations of the HOA and is responsible for the day-to-day operations of the HOA.

There are four positions on the Board of Directors that are up for election. The terms of the Board of Directors are 1-, 2-, and 3-year terms. The terms of the Board of Directors are 1-, 2-, and 3-year terms.

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Communication Committee

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Board Meeting

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Judicial Committee

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A HOME FOR OUR FAMILIES TO GROW

EAGLEWOOD HOMEOWNERS ASSOCIATION

EAGLE RIVER, ALASKA

WELCOME TO EAGLEWOOD





Eaglewood HOA Community



455 likes • 567 followers

Official Eaglewood HOA Board of Directors page for community info and updates.

Message

Liked



VP Judicial



Kevin Garcia

Term Ends 2027

Appeal of an Assessment

- ▶ All appeals will be referred to the Judicial Council if received within 14 calendar days of receipt of the assessment letter by the property owner.
- ▶ Any appeals received beyond the extended 14 day grace period will be referred to the Board.



VP Design



Laura Friesen

Term Ends 2025

Design Committee

- ▶ Helps to maintain the aesthetics and value of all private areas
- ▶ Benefits all owners equally
- ▶ Notices of violation are not intended to offend, rather to raise awareness to a potential assessable violation





This is why we  our HOA!

Office Manager



Kaye Carleton

Hired January 2014



Entrance

Eaglewood Office

Hours 9-3 Monday through Friday

Operations Manager



Seth Spence

Hired January 2023



New Business

2025 Election of Officers

- ▶ Proxies have been tallied
- ▶ Has a quorum been established?
- ▶ Nominations from the floor
- ▶ One vote per property
- ▶ Ballots will be collected



Election of Officers

- ▶ Election of three board positions
- ▶ 1-1 year
- ▶ 2-2 year

- ▶ Candidates:
 - ▶ Deena Bradley
 - ▶ Paul Dalleska
 - ▶ Laura Friesen

- ▶ Positions will be decided in Executive Session



**Scott Roelfs –
VEI Consultants**

**Civil Engineering and
Surveying Consultants**

N Mitkof Road Rehab





QUESTION'S

Thank you for attending
Stand by for Election
Results.....

Adjournment:

Please exit so the Board can
enter into an Executive Session





www.eaglewoodassn.com

