



EAGLES VIEW HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

September 23, 2025 | 6:00 PM

1. Call to Order: The meeting was called to order at **6:04 PM**.

a. Introduction of Board Members and Management

Board Members present included representatives such as **Cyndi and Nick**. Management was represented by **Laura Brown, Property Professionals**.

b. Verification of Quorum

A quorum was confirmed.

2. Board and Owner Education

a. CCIOA Budget Process and Flowchart

Management provided an overview of the **CCIOA budget process**, including how budgets are prepared, approved by the Board, and presented to ownership for ratification. Emphasis was placed on transparency and owner participation.

b. Meetings: Notices, Elections, and Proxies

The Board reviewed meeting requirements, including proper notice procedures, use of proxies, and election processes. Educational materials will be shared with owners to encourage informed participation.

3. Financial Review

a. Current Financial Statements and Reserve Status

The Board reviewed current financials, including the Balance Sheet as of September 30, 2025 .

- Total Assets: **\$18,740.04**
- Cash Accounts: **\$18,740.04**
- Liabilities: **\$0.00**
- Capital: **\$18,740.04**

The Association remains in a **stable financial position**, with minimal delinquencies and an adequately funded reserve account.

Discussion included:

- Exploration of **higher-yield reserve options** (e.g., CDs) while maintaining liquidity
- Continued monitoring of reserve contributions and long-term planning

b. Delinquency and Collections Overview

Property Professionals Association Management

1430 Railroad Ave, Suite A

Rifle, CO 81650

970.625.2255

HOA@PropertyProsTeam.com



EAGLES VIEW HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

September 23, 2025 | 6:00 PM

Delinquencies were reported as minimal.

Management will:

- Update the **Collection Policy** to align with recent Colorado legislative changes
- Confirm receipt of previously paid-for legal updates not yet delivered

c. 2026 Draft Budget Review – Presentation, Discussion, and Board Approval

Management presented the **2026 Draft Budget**, noting it is largely consistent with 2025.

Key discussion points:

- Projected **\$360 operating deficit**
- Office expense line item clarified (BOIR filing no longer required)
- Entry monument/sign maintenance identified as a future cost

The Board reviewed options, including a potential dues increase versus use of reserves.

Motion: To approve the 2026 Budget with a **\$1,200 contingency funded from reserves**

- Motion by: **Nick**
- Seconded by: **Cyndi**
- **Vote:** Unanimously approved

The Board will present the approved budget to ownership for ratification at the Annual Meeting.

4. Old Business: No formal old business was brought forward for discussion.

5. New Business

a. Annual Ownership Meeting – October 28, 2025 at 6:30 PM (Silt Library)

The Board confirmed meeting details and discussed strategies to improve owner participation, including:

- Providing **English and Spanish materials**
- Offering **raffles, snacks, or small incentives**
- Encouraging volunteerism and committee involvement

Management will confirm the venue reservation and prepare meeting packets.

Additional discussion:

- Increasing owner engagement through better communication and accessibility

Property Professionals Association Management

1430 Railroad Ave, Suite A

Rifle, CO 81650

970.625.2255

HOA@PropertyProsTeam.com



EAGLES VIEW HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
September 23, 2025 | 6:00 PM

- Encouraging attendance and participation in governance

6. Community Comment: Homeowner feedback and Board discussion included:

- **Neighborhood Sign Maintenance**
 - Concerns regarding aging infrastructure (cracking, sealing, lighting, lettering)
 - Board to evaluate repair vs. replacement options and potential cost-sharing opportunities
- **Website & Document Access**
 - Documents are available via the **Property Professionals portal**
 - Management will distribute a direct link to owners
 - Owner directory limitations discussed due to privacy requirements (opt-in consent)
- **CC&R and Legal Updates**
 - Board to prioritize updating governing documents in 2026
 - Management to follow up with legal counsel on prior work and next steps
- **Insurance Review**
 - D&O coverage confirmed
 - Management to explore opportunities for cost savings at renewal
- **RV Storage & Parking Enforcement**
 - Clarified that “screened” storage requires placement behind a fence
 - Temporary driveway parking permitted for loading/unloading
 - Street parking concerns noted
- **Traffic Safety**
 - Ongoing concerns regarding speed and parking near First Mesa
 - Management to coordinate with the **Town of Silt**, including potential attendance by local officials at the Annual Meeting
- **Owner Engagement**
 - Suggestions included community events, raffles, and improved communication
 - Interest expressed in increasing volunteer participation

7. Adjournment: The meeting was adjourned at **7:06 PM**.

- Motion by: **Nick**
- Seconded by: **Cyndi**
- Motion carried unanimously

Respectfully submitted.
Laura Brown, Association Manager
Property Professionals

APPROVED BY THE BOARD OF DIRECTORS ON 4/29/2026

Property Professionals Association Management
1430 Railroad Ave, Suite A
Rifle, CO 81650
970.625.2255
HOA@PropertyProsTeam.com