

## EAGLES VIEW HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

April 29<sup>th</sup>, 2026 | 5:00 PM

1. Call to Order: The meeting was called to order at 5:00 PM by Management.
  - a. Introduction of Board Members and Management
  - b. Board Members present: Cyndi Cyr, Brett Moore, Joelle Dorsey, Nick Cocina
  - c. Also present: Laura Brown, Association Manager
  - d. Verification of Quorum: A quorum was verified with a majority of the Board present.
2. Approval Action Items: Prior Board Meeting Minutes (September 23, 2025)
  - a. A motion was made to approve the prior meeting minutes as presented. Motion: Cynthia Second: Joelle Vote: Unanimous approval
3. Board and Owner Education:
  - a. Community Fire Protection Plan and Individual Home Assessments: The Board reviewed the importance of wildfire preparedness and encouraged homeowners to participate in individual home assessments to improve defensibility and safety.
  - b. CCIOA 101: Educational resources were shared with the Board to reinforce governance best practices and statutory responsibilities.
  - c. HOA Forum (DORA): Waterwise Landscaping: The Board reviewed available resources related to lawn conversions and drought-conscious landscaping, recognizing the increasing importance of water conservation in the region.
4. Financial Review:
  - a. Q1 2026 Financials: Management presented the Q1 financial reports for Board review.
    - i. Delinquencies: approximately \$3,840.48, with one account representing a significant portion.
    - ii. The Board discussed strong income performance relative to budget, slight overages in office expenses due to administrative and survey-related costs, ongoing efforts to address delinquent accounts.
5. Committee Reports:
  - a. Document Review Committee:
    - i. Review of Survey Responses: The Board noted low participation, with only two survey responses received.
    - ii. Recommendations and Next Steps: Continue progressing with document updates. Emphasize consistent enforcement of current governing documents. Schedule a follow-up committee meeting for **May 13, 2026 at 6:00 PM**. Management to draft an invite letter to ownership and provide owners with a summary of proposed updates and key discussion topics in advance.
  - b. Architectural Review: The Board discussed the importance of maintaining clear architectural standards and coordination with the Town to ensure HOA approval is obtained prior to issuance of permits. Management will follow up with local officials for clarification.
6. Old Business:
  - a. Parking and Community Standards: The Board discussed vehicle and parking concerns within the community, including maintaining the current limit of four (4) vehicles per household, requiring vehicles to be parked in designated areas only, prohibiting parking on landscaping or non-designated areas, and clarifying expectations for RVs, trailers, and screening requirements

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- b. Community Traffic and Safety: The Board acknowledged concerns regarding traffic, speeding, and congestion. Nick volunteered to lead a community-focused effort to coordinate with the Town and local law enforcement. Owners are encouraged to participate in town meetings and community discussions.
  - c. Reserve Fund Investment Options: The Board discussed financial strategy for reserve funds, including comparing money market accounts vs. Certificates of Deposit (CDs) and balancing liquidity with potential returns.
    - i. Action Item:  
Management to obtain CD rate options from Edward Jones for Board consideration.
7. New Business:
- a. 2026 Board Meeting Dates: The Board agreed to schedule the next Board Meeting for September 23, 2026 at 6:00 PM (via Zoom).
  - b. An Annual Meeting (in-person) will be planned in coordination in October or early November.
  - c. Policy Updates Needed: The Board discussed the need to formally adopt and/or update the following policies in compliance with CCIOA (Conduct of Meetings Policy, Covenant Enforcement Policy, and the Protection of Personal Identifying Information (PII) Policy. These will be included in the ongoing document review process with legal counsel.
  - d. Entrance sign maintenance was discussed. Potential volunteer coordination for minor repairs or sealant application. Management will reach out independently for more details on proactive maintenance and routine scheduling.
8. Community Comment: Homeowners were provided the opportunity to ask questions and provide feedback. Discussion topics included parking and traffic concerns, community planning and safety, general support for ongoing document updates
9. Adjournment: A motion was made to adjourn the meeting at approximately 6:08 PM.
- a. Motion: Nick Second: Brett Vote: Unanimous approval

Respectfully submitted.

Laura Brown, Association Manager

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**Approved by the Board of Directors on 9/23/2026**

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