

# Eagle Ridge Homeowners Association

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## Board of Directors Meeting Minutes

Date: April 15, 2025

Time: 6:01 PM

Location: Eagle Ridge Community Center

### 1. Call to Order

The meeting was called to order at 6:01 PM by President Duane.

Board Members Present:

- Duane (President)
- Daniel (Vice President)
- Shaun (Treasurer)
- Marcos (At-Large Member)
- Michael (Secretary)

Absent: None noted.

### 2. Approval of Previous Minutes

Motion to approve the January 2025 Board Meeting Minutes was made by Daniel, seconded by Shaun.

Vote: Unanimous approval.

### 3. Financial Report

Presented by: Duane (HOA President)

- Financials through February 2025 were previously circulated and approved by email.
- Highlights:
  - Dues down ~\$30,000 due to early payments in December; timing issue only.
  - Accounts Receivable over 30 days: ~\$12,000 — acceptable for community size.
  - Expenses: \$7,000 lower YTD, including \$3,000 saved on snow removal.

No further questions or objections noted.

### 4. Old Business

A. HOA Streetlights Transition

- Vaughn continues coordinating with Avista and Boone to clarify ownership, specs, and service models for aging HOA-owned streetlights, especially in Shelby Ridge, Moran, and along Eagle Ridge Boulevard.

- Current work: Mapping connections, verifying installation details, ensuring selected styles align with Avista's long-term service offerings.
- Timeline: Next site check with Boone on April 22; updates anticipated by mid-May.
- Estimated completion and decision targeted for the July Board Meeting.

## 5. New Business

### A. Alliance Bank Program

- Vaughn reported successful finalization of the master agreement with Alliance Association Bank.
- RPM (management company) is now authorized to transfer and manage HOA funds to ensure all balances stay within FDIC limits.
- A formal Board resolution and written procedures will be prepared for audit clarity and compliance.

### B. Landscaping and Planter Bed Refurbishment

- Proposal to refresh three planter beds for ~\$6,200 total cost.
  - Funding to be split: ~50% from operating budget, ~50% from reserve's major landscaping allowance.
- Board discussed funding alignment with existing reserve study.
- Motion to approve the proposal as submitted: Moved by Daniel, seconded by Shaun.
- Vote: Unanimous approval.

### C. Architectural Control Committee (ACC) Update

- Presented by Chris (on behalf of Andrew, Jeff, Jason, and Mark).
  - Since October, 60 applications reviewed; current turnaround ~1 week.
  - Majority of requests include sheds, driveways, painting, and minor landscaping.
  - No denials; emphasis on clear and complete applications upfront.
  - Noted increase in xeriscaping/canscape-type applications — homeowners encouraged to clarify details due to jurisdictional boundaries.

## 6. Homeowner Open Forum

No new matters were raised by homeowners in attendance.

## 7. Next Steps & Adjournment

Next Meeting: Tentatively scheduled for July (exact date TBD).

### Key Action Items:

- Vaughn to continue streetlight transition coordination.
- Alliance Bank resolution to be documented.
- Approved planter bed project to proceed.
- ACC to maintain proactive communication with homeowners.

Motion to Adjourn: Made and seconded.

Adjournment Time: 7:17 PM.

Minutes prepared by:  
Michael, Board Secretary (based on transcript)