VILLAGE AT EAGLE LANDING PROPERTY OWNERS ASSOCIATION

DRAFT – Q2 Board of Directors Meeting Minutes

Date: April 9, 2026

Time: 4:23 PM Mountain Time (Called to Order at 4:31 PM)

Location: Virtual Meeting

The Q2 meeting of the Board of Directors of the Village at Eagle Landing Property Owners Association was held by Zoom on Thursday, April 9, 2026. Notice of the meeting was provided to owners in advance in accordance with the Association's governing documents and Colorado law.

1. Call to Order
President John Broadbooks called the meeting to order at 4:30 p.m. Mountain Time.

2. Board Attendance and Quorum
Directors present were John Broadbooks, President; Del Casselberry, Treasurer; and Chuck Cooper, Board Member. Design HOA, through Vaneza , was also present on behalf of management. A quorum of the Board was confirmed and the meeting proceeded. During the open meeting, homeowners Daisy and MC also joined the call.

3. Approval of Prior Meeting Minutes
The Board reviewed the draft minutes from the November 4, 2025 Annual and Budget Ratification Meeting. A correction was noted to clarify that Chuck Cooper's officer role should be Vice President rather than Secretary. Upon motion duly made and seconded, the Board unanimously approved the prior minutes as corrected.

4. Officer Roles and Management Update
The Board confirmed the following officer roles for current operations: John Broadbooks, President; Del Casselberry, Treasurer; and Chuck Cooper, Vice President. Management reported that Design HOA will continue to serve as managing agent, with Vaneza serving as the primary day-to-day point of contact and RaeAnne continuing in a backend and advisory support role.

5. Bank Signatories
The Board confirmed that John Broadbooks and Del Casselberry will remain the authorized board signers on Association bank accounts. Management advised that Vaneza will remain as the management-side account access contact and RaeAnne will be removed from account access going forward.

6. Financial Report and Delinquency Overview
Management presented the current financial reports, including the Balance Sheet and Profit and Loss statement included in the meeting packet. As of April 2, 2026, the operating account balance was $17,114.39, the reserve account balance was $7,518.66, and total accounts receivable was reported at $5,413.69. The Board noted that reserve funds continue to grow through regular monthly transfers.

Management also reported that most delinquent balances were minor or timing-related, but one legacy account represented the majority of outstanding receivables. Discussion of specific owner account details was reserved for executive session.

7. Collections Matter
The Board discussed the large legacy delinquent account already subject to lien. Upon motion duly made and seconded, the Board unanimously authorized President John Broadbooks to schedule a brief consultation with the Association's attorney, David Reed, regarding next steps and likely costs to proceed further with collection efforts. Management was directed to provide

John Broadbooks with the account ledger/history for that account for the period since Design HOA assumed management responsibilities. The Board also discussed the current collections policy and agreed management should review it for compliance with current Colorado statutory requirements before any further enforcement action is considered. The Association's existing collections policy includes an 18-month repayment plan framework and other collection procedures.

8. Spring Homeowner Meeting
The Board discussed scheduling the Association's spring homeowner meeting, consistent with the Association's historical practice and governing document requirements for regular membership meetings.

The Board selected **Thursday, May 7, 2026, from 6:00 p.m. to 7:30 p.m.** as the date and time for the spring homeowner meeting, to be held at the Police Community Room, subject to final room confirmation. Management is expected to attend virtually, and owners will be invited to attend in person or by Zoom as made available. The bylaws provide for spring and fall membership meetings and require advance notice to members.

9. Vendor and Landscape Services Review
The Board reviewed current vendor arrangements, including Allscapers for landscaping services. The Board approved one spring aeration and fertilization treatment for the common areas for 2026, consistent with the practice followed in recent years. The Board also discussed water conservation concerns and directed that watering of the common areas should remain limited and conservative, generally consistent with the recent prior-year schedule. Management will provide contact information for Allscapers to the President so that coordination can occur directly regarding irrigation timing and restrictions.

10. Irrigation System and Water Operations Update
The Board discussed the common-area irrigation system and the shared trunk-line water system

serving the Association and neighboring users. It was reported that recent repairs had been completed to the trunk line and that the system turn-on would occur after coordination with the water users and contractor. The Board noted that any shared repair cost allocation from the outside water-user group had not yet been invoiced directly to the Association, so no specific Association expense approval was required at this meeting.

11. Owner Forum
Homeowner Daisy addressed the Board briefly. No formal owner request or action item was presented during owner comments.

12. Records and Administrative Procedures
The Board directed management to include full PDF copies of bank statements, rather than summaries alone, with future board financial packets when reasonably available. The Board also discussed general procedures for tracking ownership changes and agreed that management may provide courtesy notice to the Board when warranty deed transfers occur and updated owner contact information becomes available.

13. Architectural Control Process
The Board discussed the Architectural Control Committee process in general terms, including the need for timely responses and clear communication. The Board reaffirmed that architectural matters should be documented clearly and that management may assist in facilitating communications and recordkeeping.

14. Adjournment of Open Meeting
There being no further business for the open session, the open meeting was adjourned, and the Board proceeded into executive session for permitted confidential matters.

Prepared by Design HOA on behalf of the Village at Eagle Landing Property Owners Association Board of Directors.