VILLAGE AT EAGLE LANDING HOMEOWNERS ASSOCIATION, L.L.C.

BOARD OF DIRECTORS MEETING MINUTES

Meeting	Board of Directors
Association	Village at Eagle Landing Homeowners Association, L.L.C.
Date / Time	Jun 16, 2026 04:55 PM Mountain Time
Location	Home of Board President John Broadbooks, with Design HOA attending via Zoom
Adjournment	Approximately 6:47 p.m. MT
Status	DRAFT - prepared for Board review and approval

1. **Call to Order and Quorum**

The Board of Directors meeting was called to order at approximately **5:11 PM** by President John Broadbooks.

Board members present included:

- John Broadbooks, President
- Chuck Cooper, Vice President
- Del Castleberry, Treasurer

Also present:

- Design HOA, Association Management, via Zoom
- Devin with Allscapers, vendor, by speakerphone for a portion of the meeting

A quorum of the Board was confirmed.

2. **Agenda Order**

The Board agreed to take the irrigation, sprinkler, and vendor discussion out of agenda order so that Devin with Allscapers could provide clarification regarding the sprinkler replacement proposal and related common area maintenance items.

3. **Irrigation Water / North Common Area Sprinkler Discussion**

The Board discussed current irrigation water concerns affecting the Association, including reduced water availability and lower water pressure. It was noted that irrigation water allocations were reduced to approximately 50% at the beginning of the irrigation season, which may be contributing to reduced pressure and inconsistent sprinkler performance in the North Common Area.

Devin with Allscapers explained that the existing sprinkler heads in the North Common Area require a higher water volume and may not perform consistently when ditch volume and pressure are reduced. He further explained that some zones may not have sufficient pressure to rotate the existing sprinkler heads properly, resulting in poor coverage and browning turf.

Devin recommended replacing the existing sprinkler heads with lower-flow Rain Bird 5004-style sprinkler heads. He explained that the proposed replacement heads use less water, may perform better under lower-pressure conditions, and may reduce future maintenance issues because they are sealed units and less prone to dirt, debris, root intrusion, and sediment problems. Devin clarified that the sprinkler proposal was for replacement of approximately 28 sprinkler heads in the North Common Area at a total cost of **$2,340.00**.

The Board asked questions regarding the cost per head, expected performance, warranty, and long-term maintenance considerations. Devin stated that the work could likely be completed before the end of the month, subject to scheduling and weather, and that the dead tree removal could be completed fairly quickly.

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4. **Approval of Minutes**

The Board reviewed the prior Annual Meeting Minutes prepared by management. No corrections were requested.

Upon motion duly made and seconded, the Board unanimously approved the Annual Meeting Minutes as presented.

5. **Management Report and Financial Review**

Management provided a general financial and operational update. Management noted that the Association appeared to have adequate cash for ordinary operating obligations and that the overall financial position was generally healthy.

Management reviewed the operating and reserve cash position reflected in the May bank statements. It was noted that any variance between the bank statements and PayHOA financial reports appeared likely related to timing or outstanding transactions.

The Board discussed the recent receipt of approximately **$3,226.00** into the operating account. The Board also discussed reserve funding and noted that the Association has been making monthly reserve transfers of approximately **$90.00**, together with monthly interest.

Management reported that the significant delinquency concern previously affecting the Association had been resolved. Remaining receivables were discussed and clarified as largely related to upcoming second-half dues, rather than true delinquent balances.

6. **Old Business / Common Area Maintenance**

The Board discussed bids received for common area tree work and sprinkler replacement.

The Board reviewed the Allscapers proposal and the Climb Tree proposal. The Board noted that Climb Tree had performed prior work for the Association and had done good work, but that Allscapers' pricing was lower for the requested scope.

The Board discussed the following proposed work from Allscapers:

- Removal of the dead cottonwood tree in the South Common Area: **$1,300.00**
- Trimming of the willow tree: **$525.00**
- Replacement of approximately 28 sprinkler heads in the North Common Area with lower-flow sprinkler heads: **$2,340.00**

The Board discussed and decided not to proceed with stump grinding at this time.

Upon motion duly made by John Broadbooks and seconded by Chuck Cooper, the Board unanimously approved the Allscapers proposal for the above work, for a total approved amount of **$4,165.00**, excluding stump grinding.

The Board further directed management to use the approximately **$3,226.00** currently available in the operating account and to transfer approximately **$939.00** from reserves to operating to cover the approved work.

Management confirmed that the approved contracts would be obtained/executed as appropriate, saved to the Association files, and forwarded to the Board for awareness.

7. **New Business / Budget Planning**

The Board discussed the general timeline for 2027 budget planning and the Annual Meeting.

The Board expressed a preference for a weekday evening meeting, with Tuesday or Thursday at approximately 6:00 PM preferred. The Police Community Room was discussed as the preferred location if available.

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The Board discussed tentatively holding the Annual Meeting and budget ratification meeting during the first or second week of November 2026, before the holiday season.

Management will begin preparing and circulating proposed 2027 budget ideas around October 1, 2026. The Board tentatively discussed holding a Board budget planning meeting around mid-October, potentially around October 15, 2026, before presenting the proposed budget to homeowners at the Annual Meeting for ratification.

Capital planning was deferred to the October Board meeting.

8. **Board Vacancy / Owner Participation**

President Broadbooks noted that the Board continues to have a vacancy and stated that he intends to begin homeowner outreach to encourage another homeowner to serve on the Board.

9. **Nearby Development / Traffic Concerns**

President Broadbooks provided an informational update regarding nearby proposed development along Odell Road. He reported that two nearby developments may result in approximately 162 new residential units in the area. The Board discussed potential impacts to traffic on Odell Road and at the Odell/Woodgate intersection.

President Broadbooks stated that he has attended Planning Commission meetings and raised concerns regarding traffic impacts. He may continue monitoring the development process and may consider attending future City Council or Planning Commission meetings to advocate for proactive traffic planning.

No formal Board action was taken on this item.

10. **Homeowner / Property Concern**

The Board briefly discussed a question regarding activity and vehicles at a neighboring property. No formal action was taken.

11. **Executive Session**

No executive session was held.

12. **Next Meeting**

The Board tentatively discussed holding a budget planning Board meeting in October 2026, with the Annual Meeting and budget ratification meeting to follow in early November 2026. Specific dates, times, and locations remain to be confirmed.

13. **Adjournment**

There being no further business, the meeting was adjourned at approximately **6:08 PM** upon motion duly made, seconded, and unanimously approved.

Prepared by Design HOA for and on behalf of the 2026 Village at Eagle Landing Homeowners Association, L.L.C., Board of Directors on June 29, 2026.

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