DRAFT MINUTES

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

Spring Homeowner Meeting - May 7, 2026

Meeting	Spring Homeowner Meeting
Association	Village at Eagle Landing Homeowners Association, L.L.C.
Date / Time	Thursday, May 7, 2026; called to order at approximately 6:08 p.m. MT
Location	Montrose Police Community Room, 434 S. 1st Street, Montrose, Colorado, with Zoom option
Adjournment	Approximately 6:47 p.m. MT
Status	DRAFT - prepared for Board review and approval at the June 16, 2026 Board meeting

Attendance

Board Members Present: John Broadbooks, President; Delle Casselberry, Treasurer; Chuck Cooper, Vice President.

Management Present: Design HOA, represented by M. Vaneza Alvarado, attending virtually.

Homeowners Present: Homeowners attended in person and virtually. Attendance should be confirmed against the sign-in sheet and any Zoom attendee record maintained with the Association records.

Quorum: A quorum count was not expressly announced on the recording. No formal homeowner votes were noticed or conducted.

1. Call to Order and Introductions

President John Broadbooks called the meeting to order at approximately 6:08 p.m. MT. The President introduced the Board members and Design HOA management representative. Meeting materials distributed to attendees included the agenda, Balance Sheet, and Profit and Loss report.

2. Financial Report

The President reviewed the Balance Sheet and Profit and Loss report distributed at the meeting. The Balance Sheet reviewed on the recording reflected an operating account balance of $17,114.39, a reserve account balance of $7,518.66, and total bank account balances of $24,633.05, as presented.

The Board reported that the Association is contributing $90.00 per month to reserves rather than waiting until year-end to transfer any remaining operating funds. Accounts receivable were discussed generally at approximately $5,400.00, with most of that balance attributed to one delinquent account already subject to collection activity and remaining balances tied to owners paying assessments in installments.

Management explained that an approximately $312.00 liability/credit item on the financial report generally reflected owner payments received before the related assessment or charge was due/recognized.

The Profit and Loss report was reviewed. Expenses discussed included management fees, DMEA, Vista San Juan Water Users Association, snow removal, and reserve contributions. Snow removal expenses were noted as under the annual snow-removal budget to date, while recognizing that additional snow events could occur later in the year. The Vista San Juan Water Users Association expense included the regular amount plus the Association's share of a repair assessment related to a tree-root/piping issue affecting the water users' system.

No formal homeowner action was requested or taken on the financial report.

3. Operations and Maintenance Update

The Board reported that Allscapers is the Association's new landscaping and snow-removal vendor, following the prior vendor's move out of state. The vendor was reported to have performed satisfactorily for snow removal, and homeowners were asked to notify the Board or management if any areas are missed.

During irrigation start-up, the Association incurred approximately $1,080.00 in repairs to cracked PVC piping in the sprinkler system. The Board discussed that this expense would come from reserves and that continued monthly reserve contributions should help offset the impact if no additional unusual expenses occur.

A homeowner reported that the back side of the xeriscaped common area behind Sneffels Loop had exposed landscape fabric and lacked sufficient bark coverage, creating an unattractive view for neighboring properties. The

Board discussed purchasing and spreading additional landscape bark, potentially approximately 20 bags, and accepting a possible contribution from an adjacent neighbor. The President indicated he could purchase the bark and submit an invoice for reimbursement, with volunteer assistance for spreading if available.

The Board also noted that spraying/weed control for the common area had occurred or was underway and requested continued monitoring of the area.

4. Governance and Compliance Update

The President reported that the Association is generally working under its current collection, meeting, and covenant-enforcement policies and reminded owners that the governing documents and policies are available through Design HOA. The discussion of delinquency remained general, and no owner-specific confidential details are included in these minutes.

The Board noted that a delinquent account remains under collection activity and that legal strategy may be reviewed with counsel after management provides requested ledger information. The Board also discussed balancing collection efforts with preservation of Association reserves.

Reserve planning was discussed. Management noted that periodic reserve studies are recommended, particularly as Association common-area components age. The Board noted that the Association has limited common-area components, including trees, landscaping, irrigation/sprinkler components, and related water-user infrastructure, and that the Association has historically tried to budget reserve contributions.

5. Board Activity Update

The Board reported that it typically meets before the spring and fall homeowner meetings and as needed for matters requiring Board authorization. Recent activity discussed included authorization for management to send a certified collection notice using required communication channels, insurance review/renewal with a slight coverage increase, vendor oversight, irrigation coordination, and ACC/architectural application coordination.

The Board reported that several ACC/architectural applications had been received recently and that the Board and committee were working to respond within a reasonable timeframe.

6. Planning and Outlook

The Board discussed monitoring a willow tree with a dead limb and possible future tree work. The President also discussed ongoing consideration of the Association's organizational/tax status and anticipated consulting with the Association's attorney after receiving ledger information from management.

Management is gathering ledger information from prior management/accounting sources and current records to support that review.

7. Owner Forum

Homeowners raised concerns regarding neighboring properties, including weed/landscaping concerns at a rental property, stored items, trash/cardboard, ATVs, kayak/canoe, work equipment, trailer/work truck, and similar exterior-storage concerns.

Management explained that homeowners should submit photographs and details to management. Management will review any submitted documentation against the governing documents and, if appropriate, issue violation communications to the owner of record. The Board noted that renter-related issues are addressed to the owner of record and that homeowners may submit complaints/documentation directly to management.

8. Next Meeting

The President stated that the Association typically holds its fall annual meeting in early November, with a Board meeting approximately one month beforehand to prepare. The Board and management will coordinate the date and venue in advance due to room availability.

9. Executive Session

An executive session was initially contemplated for collection/legal strategy. After discussion, the President stated that no executive session was needed during this meeting. No executive session was held, and no final action was taken in executive session.

10. Adjournment

Upon motion duly made and seconded, the meeting was adjourned at approximately 6:47 p.m. MT.

Action Items / Follow-Up

- Confirm homeowner attendance and quorum against the sign-in sheet and any Zoom record before finalizing the minutes.
- Management to continue compiling ledger information requested by the President for possible attorney review.
- Board/President to coordinate purchase and spreading of additional landscape bark for the xeriscaped common area behind Sneffels Loop, if the Board proceeds.
- Homeowners may submit photographs and details of alleged covenant violations to management for review under the Association's enforcement process.
- Monitor willow tree condition and common-area maintenance needs for future Board discussion.
- Coordinate the fall annual meeting date, venue, notice, and agenda well in advance.

Approval

Submitted for Board review and approval at the June 16, 2026 Board of Directors meeting.

Approved by Board on:	
Secretary / Authorized Officer:	
Name / Title:	_____