

EAGLE ESTATE HOMEOWNERS ASSOCIATION
QUARTERLY BOARD MEETING

APRIL 29, 2026

ATTENDING: Scott Sneddon, President
Jerry Carroll, Vice-President
Anne Carroll – Secretary
Marci Hatch – Board Member/Past President
Amber Flink – Welch Randall
Plus 10 Eagle Estates HOA residents

The meeting was called to order at 5:00 p.m. by Scott Sneddon, and Minutes from our January meeting were read by Anne Carroll and approved. After welcoming homeowners in attendance, Scott explained his desire for their attendance at this meeting is to focus on transparency, while explaining current financial status, future plans and requesting ideas/solutions from all.

Amber Flink presented the Financial Report.

As was reported in the Minutes from the September 2025 Annual Meeting, we find ourselves in a very similar situation with the cost of lawn maintenance, snow removal, insurance and water continuing to rise. Despite the HOA monthly dues being raised from \$165 to \$205 last September, there remains an estimated shortfall of \$2,473.00 for the 2025-2026 Budget, as well as monies to be repaid to the Reserve which were used to cover extra funds needed in July and August of 2025. Fortunately, the winter months were easier on us this year, which, along with Scott's generous work with his own snow removal apparatus, helped reduce our costs this winter.

Calls have been made and additional contractors contacted to find companies willing to perform lawn care and snow removal at a less expensive rate. Ben Lomond has once again been retained for our lawn care and snow removal, although we will continue to seek a more favorably priced company for 2026-27 winter rates. The contract does state that Ben Lomond will not clear our driveways of snow unless we contact them by phone for service (when snowfall is three inches or greater). Also, fall clean up terms have been agreed upon, including Ben Lomond waiting until after the majority of leaves have fallen before the work is done. Homeowners will be notified of the date they will be coming, so flower beds can be cleared and debris pushed into the lawns before clean-up is performed.

There are some possible misunderstandings amongst residents regarding where monies from HOA dues are spent, including roofing and other exterior surfaces. Scott and Marci will be checking into historical records to ensure all is properly and legally spelled out for everyone's clarity.

The meeting was adjourned at 6:24 pm.

