

Eaglemont Community Homeowners Association

Board of Directors Meeting

October 4, 2025

Location: Bakerview Park

Present:

Darlene Andris, President

Mike Lumpkin, Vice President

Mike Begley Member at Large

Dan Walters, Treasurer

Debra Wheeler, General Manager

The meeting was called to order at 10:04 a.m. by Darlene Andris and a quorum of Board members was confirmed.

Update on financials:

It was noted that CD rates are declining. The Association renewed a maturing \$30,000 CD.

7 Mail boxes need replacement due to theft and damage. This is a Reserve expense and is paid out of reserve funds. The Cost is around 21,000.00. With an fee for installation of approximately 2,000.00 We will cash a CD held at Savi Bank to cover these Reserve expenses.

Insurance is up for renewal with Travelers.

The City is requiring Trees throughout the neighborhood be trimmed so they don't overhang the street and are at least 6 feet above the sidewalk. We estimate this will take about 7 days of work at an estimate of \$7000 to \$8000. We project about 2 days for the big work estimated to be about \$5000. Debra will contact Eager Beaver or another large company for the work on Waugh and Beaver Pond Drive. We may hold off on these two streets until the new year. To spread out the cost. We will use North Green for the smaller less busy side streets..

A Homeowner who was present at the meeting wished to bring up the subject of cleaning up downed trees in green belt/retention ponds. We informed the Homeowner that the Association is following Washington State law and trees and trimmings that fall are to remain in place to rot and mulch by naturally.

Meeting adjourned at 10:50 a.m.