

**Cottages at Eagle Pointe Homeowners Association  
HOA Meeting Minutes  
November 19, 2025**

**Owners' meeting called to order at 7:00 PM and held at the Suncrest building.**

**Board members in attendance:** Rod Norling, Rocky Nelson, Kevin Needham, Dale Ferguson, Michelle Husberg

**Community members in attendance:** Melissa Needham, Brad Husberg, Cindy & Wayne Sant, Susan Eaton, Myron Davies, Berny Gaarsoe, Rick Collins, Mary Anne Norling, Linda Judd, John & Linda Nagy, Steve & Paula Haycock, Marsha Gustafson, Brent Anderson, Xan Cortez, Rebecca Toborg, Regan & Tami Tingey

**Meeting Agenda:**

Minutes were approved from August 20, 2025 HOA Meeting.

**Landscape:**

1. **Landscape bids for 2026 season (Dale)** - 1 year contract, 3 new companies were contacted and requested to bid. Received one bid from Allstate and a bid from Cutting Edge (current service provider).
  - a. Reviewed the detail of landscape work (same as current service). Reviewed with Cutting Edge the need to use more care in preventing damage to sprinkler heads and sprinkler lines, etc. Also, take more time to be sure thorough job and not missing yards, etc. Reviewed requirements with Allstate and looked at yards and work needed.
  - b. Cutting Edge quoted 26-week contract \$63,000 (wanted more but agreed on this)
  - c. Allstate quoted 28-week contract \$68,060 – Dale will review: day of week service (would like to maintain Thursday). They will aerate and bag twice.
  - d. Motion to sign with Allstate for 2026 – approved.
2. Landscape committee consists of Dale, Kevin and Steve (Marsha and Rod also work with them).
3. **Irrigation Projects (Kevin)** –
  - a. Splitting drip zones to create more zones and deliver more water and better pressure. 3 zones have been completed. The remaining zones will be completed in 2026.
  - b. Install new timer for lower zone in 2026
  - c. Motioned and approved to removed cap for max amount that can be paid to those billing for work on the sprinkler system throughout the year. 1099's will be created for those billing for service. The work is greatly appreciated and save a great deal of money.
4. Sound wall plantings to replace trees that have died and been removed looks fantastic. The work is acknowledged and greatly appreciated from Kevin, Dale, Paula, Marsha and Steve. Thank you!
5. Current irrigation system revisited - there are many issues with the current system that will need repairs due to tree growth and size, roots, age of system, etc. This is something that we will continue to work through, but may need to consider a future overhaul.

**Finance (Michelle):**

1. Financial Reports reviewed and discussed:
  - a. Streets will not be repaved until all homes are complete. The sealing/crack repair work was completed in 2025. There may need to be some minor repairs in 2026.

- b. A bill should be sent to Gulbrandsen for his share of the work that was completed for roads in 2025. A bill should also be sent for his share of the water usage for the newly completed homes that had new landscape.
- c. Concerns were stated regarding some sidewalks that need repair. This is not in the budget and the board will look at sidewalks to determine what the needs are.

**Additional General Topics:**

1. **The remaining builder lots** are a mess with building materials, etc. It was suggested that board ask builder to clean-up the properties. Board also suggested that homeowners can contact the city and file a complaint against the builder requesting that the properties be cleaned up and trash and outhouse removed.
2. **Security gates (Rod)** – discussion about whether the builder will install security gates or will HOA have to pay for them. It was stated that the builder has stated that no security gates will be installed until all lots are built-out. There are still 3 remaining homes to be built. There are 2 new homes that have been completed and vacant. The builder will not likely start construction on the 3 remaining lots until these 2 new homes are sold – assuming construction will resume in 2026. It was suggested that cost can be determined and possibly tie this to commitment when development was approved and owners purchased homes that builder will be held accountable by city to honor.
3. **Trash Can outside storage (Rocky)** – Suncrest HOA allows enclosed privacy structures for outdoor trash can storage, however, The Cottages will set specifications for what if anything will be approved with the community. The board will send a survey to solicit input from homeowners and establish guidelines.
4. **HOA Nomination 2026 Election (Rocky)** – Solicit information for those wanting to run for board position deadline in 1/15/26. 3 positions are open Rod, Kevin and Dale will all be up for reelection. Dale will not run again, but will continue to serve on the Landscape Committee. All service is greatly appreciated and allows The Cottages to continue maintaining an excellent community.
5. **Street Parking** – Parking permits must be secured from the board for any street parking. During the winter, you will need to adhere to city and community requirements of keeping all vehicles off the road to allow snow clearing (no overnight parking permitted). Please be cautious of parking on sidewalks and both sides of street that may prevent traffic flow and jeopardize safety for the community.
6. **Criminal Activity** – Jordan spoke about the theft of his construction equipment stolen from his truck while parked in the driveway. He prepared and read a statement about the need to everyone to be diligent in securing the neighborhood and looking out for each other. He offered to help install security/motion lights or timers at homes for those who are in need. He also asked that anyone that has experienced any incident to share that information with him and he can consolidate a list and present that the city. This may help with pushing for the security gates and to create more awareness for police patrol, etc.

**Meeting was Adjourned at 8:23 pm**