

Cottage at Eagle Pointe  
Special Financial Board Meeting  
March 18, 2026

Attendees: Myron Davies, Steve and Paula Haycock, Bernie Gaarsoe, Dale Ferguson, Linda Judd. Board members in attendance: Kevin Needham, Michelle Husberg, Rocky Nelson, Regan Tingey, Marsha Gustafson.

- I. Kevin Needham called the meeting to order at 7:03. It was held at the Suncrest Family Room at the Suncrest HOA building. He announced the meeting was called for further clarification and discussion about the 2025 financial report and the proposed 2026 HOA budget.
  
- II. Michelle Husberg
  - a. Reviewed the year-end 2025 report explaining that it was hard to get numbers from the previous financial company, Empowered, so she went back for all accounts receivable, including some parts of 2024. She indicated she believes that going forward with A+ financial services will be good.
  - b. Reviewed the proposed 2026 budget using last year's figures and estimates of costs moving forward.
    - i. Less will be transferred to the Reserve Fund which is currently overfunded. No reduction in HOA fees this year. A concern was stated about the condition of the sidewalks, which is a Reserve Fund expense.
    - ii. Information will be collected regarding the new homes built by Rob Gulbrandsen which are sold or under contract, and HOA funds to be collected from him.
    - iii. It was proposed to move \$1,000 from "snow removal" to "legal."
      1. Motion to move the funds – by Rocky Nelson, seconded by Marsha Gustafson, motion passed.
      2. Motion to approve the 2026 budget – by Marsha Gustafson, seconded by Michelle Husberg
  
- III. Kevin Needham - Landscape
  - a. All Star is the new landscape company working in the neighborhood. They will install a new control box with remote contact to the meters and has weather monitoring, which will turn off if raining.
    - i. Fertilizing will be four times a year
    - ii. Service day is Thursday. We asked the company to give us a week's notice on special work in the neighborhood.
    - iii. Time to turn on the water has not been decided, probably earlier than usual due to the dry winter. We will follow Draper City and governmental input on watering.
  
- IV. Motion to close the meeting at 8:03 PM – by Kevin Needham, seconded by Regan Tingey