

Minutes, Eagle Rock HOA Board of Directors Meeting, January 9, 2025

The Board of Directors of the Eagle Rock HOA met at 5:30PM on January 9, 2025 at 480 Windsong Drive, Sedona. The following Directors attended either in person or by phone:

Elizabeth (Libbie) Bock

John Cantello

Carsten Holm

Silvio Lopez

Ian McDonald

Patrick McInnis

Lori Roesch

Bob Zinamon

Some additional Members also attended.

Agenda

1. Review the annual financial statement. Donna Cantello presented and explained the financial statement for 2024. It is also posted at www.eaglerockhoa.net. At the end of 2024, the Eagle Rock HOA held \$32,409 in member surplus as well as \$5,000 as builder's deposit which will be refunded if all ARC requirements are met. **Motion: To approve the financial statements.** The motion was passed.
2. Appoint Officers and Committee Members. The Nominating Committee met in October 2024 and recommended the following appointments:

Officers

President: Libbie Bock

Vice President: Lori Roesch

Treasurer: Donna Cantello

Secretary: Patrick McInnis

Statutory Agent: John Cantello

Architectural Review Board

Chair: Ryan Caughren

Member: John Cantello

Member: Lori Roesch

Alternate: Carsten Holm (participates in all discussions; only votes if one of the above steps down due to a conflict)

Nominating Committee

Chair: Libbie Bock

Member: Lori Roesch

Motion: To appoint all individuals to the roles indicated. The motion was passed.

3. Set the 2025 Assessment. The annual assessment has been \$350 annually per Member. The HOA has only been incurring small expenses so far (mainly for Tract O and mailbox maintenance). It was

discussed whether we should continue the assessment at the current level given the surplus of \$32,409. The group discussed the potential risk of more serious expenses for the repair of Tract O due to wildfire, disaster or other more “catastrophic” events affecting Eagle Rock. **Motion: to set the 2025 annual Assessment at current level of \$350 per Member, due February 15th.** The motion was passed.

4. Discuss traffic issues. There was a robust discussion about concerns with parking and loitering, particularly in the cul de sac on Rhapsody Road. It was noted that multiple individuals have been arrested for crimes where they parked and/or traversed through Eagle Rock in committing said crimes. It was also noted that there are many occasions where people park in the cul de sac, even staying in their cars overnight. Some of these individuals keep their vehicle lights on, disturbing residents, and leave trash and even human waste during their visits. Members have called the police and have received mixed reactions depending on which officers responded.

It was confirmed that previous public trailhead for Thunder Mountain Trail was relocated to a location outside of Eagle Rock with the establishment of Eagle Rock as a subdivision. The previous trailhead still shows an easement for access but limited to neighborhood / subdivision access.

The group discussed potential options for discouraging parking and loitering in the subdivision, including adding some signage similar to what is posted in Thunder Mountain subdivision. Ideas included:

- A. Erecting No Parking signs in the cul de sac
- B. Erecting signs that say ‘No Trail Access, Trailhead —>’
- C. Asking the City to erect signs at the bottom of Windsong Drive and Rhapsody Road that say ‘No Outlet, No Trailhead Access’
- D. Erecting ‘Neighborhood Watch’ type signs
- E. Erecting ‘No Loitering’ or ‘Private Property’ signs
- F. Installing a license plate reader that could capture data to share with police in the case future crimes are committed.

There was general agreement that the nighttime parking situation is not acceptable, and that we should take steps to discourage parking and loitering and to pursue this in steps. Lori Roesch volunteered to research items A, B, and C. She will report back to the Board with recommendations and potential costs. **Motion: to grant Lori the authority to research items A, B & C.** The motion was passed.

5. Review any ARC comments on Tract O maintenance. The ARC had no issues to discuss with the Board.

Seeing as there was no other business, the meeting was adjourned.

Prepared by: Libbie Bock
January 16, 2025