Eagle Roost Board Meeting December 17, 2025
Minutes dated December 20, 2025
Approved January 21, 2026

The meeting was called to order by President Bob Symns at 9:00 followed by the Pledge of Allegiance and then the introduction of Board Members.

Board Members in Attendance: Bob Symns, Glenda Sorotski, Brian Paden, Sherri Eiting, Julie Moore, Leigh Allen and Scott Porter. Board Members attending via video conference: Dale Zogleman. Shirl Dickey joined the meeting around 10:00 am via audio.

Review and Approval of November Meeting Minutes: In past meetings a motion passed to not read the minutes unless a Board Member wants them read. Motion made by Brian Paden to accept the minutes. Second by Scott Porter. Motion carries unanimously.

Treasurer's Report: Refer to the attached Treasurer's Report dated November 30, 2025 financial package includes details of each income and expense item along with budget monitoring.

Secretary Report: Refer to the attached Secretary's Report dated December 17, 2025.

Architectural Report: Refer to the attached Architectural Committee Report dated December 17, 2025 Glenda Sorotski presented the report on behalf of the Committee Chair, providing an update on the status of projects approved and in process. A project submitted by Soendergaards for a new hangar was reviewed by the Architectural Committee and is recommended to the board for approval. Motion by Julie Moore to approve the project. Second by Scott Porter. Motion carries unanimously.

There was discussion regarding the architectural committee approval process. Several Board members reiterated that the Board should trust the members of the Architectural Committee to review the project submissions for compliance with the CC&R's; that the Board can approve projects based on the recommendation of the committee; and that Board members may request to review the project documentation prior to casting a vote.

Maintenance Report: See attached Maintenance Report dated December 17, 2025. Mary Kelly contacted Mr. Symns to express her thanks to Scott Porter for cleaning out ditch near the culvert on her property. She expressed her concern that culverts are filling with debris which impedes water flow. It has been many years since the culverts have been cleaned out. Options to clean them include hiring a company with a Vac Truck (a quote will need to be obtained) or contacting the Aguila Fire department to use a fire truck to flush them out for a donation. Scott Porter will contact the fire department. President Symns clarified that if a culvert goes under a taxiway, ERM will maintain it. However, if it is on a private taxiway or driveway, then it is the responsibility of the property owner to maintain it.

Community Center Report: Julie Moore stated that the committee did not have anything to report. The Board expressed its thanks to the committee for the Christmas decorations and to Bob and Debby Cumback for the elf chocolate treats provided to the Board Members.

By-Laws and CC&R Working Group: An on-line poll was sent to the membership on 12-1-25 to get direction on changing the language in the CC&Rs with respect to Section 9 – Livestock. Refer to the attached Livestock Poll Results Report. Shannon Allen presented the results of 69 responses to the poll: 46% selected Option 2 – no new livestock but grandfathering in existing livestock; 32% selected Option 1 to leave the CC&R' unchanged from the existing language; 16% selected Option 3 to disallow all livestock and roosters but allow up to 2 equine; and 6% selected Option 4 to disallow all

livestock and roosters but allow up to 4 equine. Discussion of the results ensued indicating that polling is a good tool to use as a gauge of the community's thoughts on highly debated changes to the CC&R's, with the comments from members providing great insight. The Board will have to decide which options to present to the membership for approval. The CC&R working group is on hold and is not meeting at this time.

The runway setback was discussed. Mark Rebholz presented a copy of a Memo from Adam Cannon, AICP, Senior Planner of Maricopa Planning and Development addressed to the Planning and Development Department Staff dated December 1, 2025 that he, and several other members of Eagle Roost, received in response to inquiries made to Maricopa County regarding the clarification of the setback from the runway on recent ERM projects compared to historical projects. (Refer to the attached Memo and Letter of Explanation for details.) The contents of the memo were read by Secretary Sorotski. The Memo provides a history of the ERM Special Use Permit and references the Z78-2 approval and Letter of Explanation dated October 26, 1977. The SUP is only for operation of a private airstrip and taxiways throughout the surrounding neighborhood. The memo established that: (1) the Department does not enforce CC&R's and the Letter of Explanation dated October 10, 1977; and (2) that as part of the permanent SUP entitlement for operation of a private airstrip, the Department will enforce: (i) a minimum 180' setback from the center-line of the runway and (ii) the minimum 80' setback from the edge of any established taxiway/roadway. Scott Porter reminded the Board that the Special Use Permit is permanent so we do not want to mess with any changes, as it would open it up for periodic review and possible revocation. A lengthy discussion of the setback ensued.

Operations and Policy Manual Working Group: Bob Symns stated that there are no updates as the group did not meet in December.

Security Group: Leigh Allen is still working on a camera for the south gate. Jay Daly informed him that in the past, the link to transmitter for a camera has caused issues with the gate openers, but that it can be worked around. Leigh will continue to explore options for an electric fence for the perimeter of the airpark and will get a cost estimate. However, should one be installed, we will have to keep all vegetation cleared out of the fence line.

OLD BUSINESS:

CC&R Working Group: See above.

Guidelines for content of meeting minutes: Julie Moore referenced a guideline from the Mulcahy Law Firm on minute contents. Julie Moore made a motion that Eagle Roost Board of Directors adopt guidelines for meeting minutes according to the Mulcahy Law Firm's recommendations that minutes only contain what actions the Board takes, not who said what in a discussion. Discussion ensued on current audio and visual equipment and technologies for recording meetings and creating transcriptions. Members have expressed their desire to have a video transmission of the meeting so they can see all of the board and those members attending the meeting, not just audio transmission. We will investigate new equipment for audio, video and storage. Any such equipment and systems must meet our needs but be cost effective. Glenda Sorotski will contact Shannon Allen and Anthony Burton to explore website hosting, audio and video meeting platforms, storage systems (server and cloud), hardware and software. Secretary Sorotski stated that many members have told her that they do not attend the meetings and wait until the minutes are posted to read about what happened at the meeting and that there is a balance between keeping members informed and limiting minute content. There was further discussion of the motion made by Julie Moore and the motion was repeated. There was no second of the motion and no vote was taken.

Historical Record Retention: We need to gather up all historical records, organize them in chronological order, develop a filing system, scan all of the documents into searchable PDF's and then have a system of storage on our website, an ERM owned server or external hard drive with back up in the cloud. This will require a team of people to accomplish this. First step is to explore the cost of scanning and storage equipment.

Board Boot Camp: Information from the Mulcahy Law firm was provided to the Board members in November. The firm offers a boot camp for board members on topics including: roles & responsibilities, code of conduct, finances, basics of self-managed associations, dealing with different personalities and difficult people, association governing documents, Arizona Laws, legislative updates, goal setting, and resolving issues where dysfunction exists. The cost is estimated at approximately $1,500. Board members commented that while we do have some dysfunction issues it is not the best use of our resources. The length of meetings, time management, and inability of the board to agree on many of our long-standing rules were discussed. Julie Moore made a motion to table the topic of the boot camp until the new board is seated in May 2026. Second by Brian Paden. Motion carries unanimously.

Guidelines for the Architectural Committee: Julie Moore made changes to the proposed Architectural Committee Guidelines (presented to the board in November) to reflect that the committee will review projects and make recommendations to the board for approval; and the board will vote on the approval of projects. (Refer to the proposed Architectural Guidelines). Motion by Julie Moore to approve the revised architectural guidelines with the changes for the requirements of the Special Use Permit (discussed earlier). Second by Sherri Eiting. Voting Yes: Julie Moore, Brian Paden, Sherri Eiting, Leigh Allen. Voting No: Glenda Sorotski and Scott Porter. Votes from Dale Zogleman and Shirl Dickey were not recorded due to technical difficulties. Motion carries. A copy of the finalized guidelines with all revisions will be provided to the Board for review before the next meeting.

General Member Discussion: Height of tree in the setback on the Northeast corner of the threshold of Runway 17 was discussed as several pilots have commented that it is a safety issue. Bob Symns will talk to the owners to see if they are willing to trim it or cut it down.

Motion to adjourn by Brian Paden. Second by Leigh Allen. Motion carries unanimously. Meeting adjourned at 11:18 am.

Submitted by:

Glenda Sorotski, Secretary/Treasurer

EAGLE ROOST MANAGEMENT, INC.
Financial Report
November 30, 2025

Glenda Sorotski
Treasurer

Treasurer's Narrative Report
November 30, 2025

Balance Sheet: As of November 30, 2025, we have $41,339.24 in liquid assets (checking and savings) which includes funds for annual operating expenses and reserves for capital repairs and purchases. Fixed assets (equipment land and building) remain unchanged at $127,626.73. Total assets are $168,965.97. There are no liabilities resulting in net equity of $168,965.97. Refer to the Schedule for "Pavement" for the details of road and runway repairs and accounting treatment thereof.

Income Statement: Monthly income was $92.71 investment earnings. Note: $8,400 of the 2025 assessments were collected in March 2025, which are recorded in the prior fiscal year income. Therefore, the YTD assessment income does not equal the amount of assessments invoiced. Monthly operating expenses were $581.37 for fuel, parts, community center cleaning, utilities and real estate taxes. A sprayer was purchased in October for $929.04 but the expense was not reimbursed until November. Year to date total revenue is $139,810.41. Year to date operating expenses are $13,870.70 and capital expenditures are $203,578.53 for total expenses of $217,449.23 resulting in a year to date net loss of ($77,638.82). We budgeted a cash loss of ($94,685) for the current fiscal year as we continued draw on reserves to finish the third phase of the road improvements and upkeep of the runway.

Budget: Year to date assessment revenue of $136,800.00 is $8,400 under the annual budgeted amount of $145,200 as $8,400 of the 2025-2026 fiscal year assessments were received in March 2025 via Zelle direct deposit payments (the prior fiscal year) but were reflected in a total beginning cash and investments higher than budgeted. All operating and capital expense items remain within budget.

Road & Runway Resurfacing Capital Expenditures: ROADS/TAXIWAYS: Phase I completed in 2023 $484,563; Phase II completed in 2024 $124,625; Phase III completed in May 2025 $161,900; Phase IV to be completed in 2026 budgeted at $35,000. Total Road/Taxiway Project Phases I - IV $806,088 RUNWAY: Milling for edges completed in 2025 $10,936; Crack sealing completed in March 2025 $8,044; Rejuvenator product applied in May 2025 $21,582 followed with new striping $11,059. Major Runway overlay projected in 2030 for an estimated cost of $350,000.

2025-2026 Assessments: The assessment invoices of $1,200.00 per lot for 2025-2026 fiscal year were mailed on March 7, 2025 to the members' address of record. All assessments were collected by September 6, 2025. Of the $145,200 received, $8,400 was collected in March 2025 (the prior fiscal year) and $136,800 was received in the current fiscal year.

Posting: The year to date financial report through 11-30-25 will be posted to the ERM website under the "Reports" tab.

EAGLE ROOST MANAGEMENT, INC.
Balance Sheet
November 30, 2025

ASSETS

Cash		
Chase Checking 1604	$	3,899.21
Live Oak Savings 5609 2.96% APY		37,440.03
Total Cash	**$**	**41,339.24**
Accounts Receivable		
Assessments	$	-
Late Fees/Interest		-
Collection Fees		-
Total Accounts Receivable	**$**	**-**
Fixed Assets		
Equipment	$	59,815.00
Land		1.00
Building		126,327.06
Less: Accumulated Depreciation		(58,516.33)
Total Fixed Assets	**$**	**127,626.73**
ASSETS TOTAL	**$**	**168,965.97**

LIABILITIES & EQUITY

Liabilities		
Accounts Payable	$	-
Total Liabilities	**$**	**-**
Equity		
Retained Earnings	$	168,965.97
Total Equity	**$**	**168,965.97**
LIABILITIES AND EQUITY TOTAL	**$**	**168,965.97**

EAGLE ROOST MANAGEMENT, INC.
Income Statement
For the Month November 1, 2025 - November 30, 2025
For the Year April 1, 2025 - November 30, 2025

INCOME	**Current Month**	**Year to Date**
Member Assessments	$ -	$ 136,800.00
Assessment Interest Lien/	-	-
Collection Fees	-	-
Violation Fines	-	-
Investment Interest	92.71	1,912.11
Reimbursements	-	70.00
Donations	-	350.00
Miscellaneous and Rental	-	678.30
Investment Adjustment	-	-
Insurance Claim	-	-
INCOME TOTAL	**$ 92.71**	**$ 139,810.41**
EXPENSES		
Operating		
Maintenance (supplies, fuel, chemical, parts, windsocks, etc.)	$ 41.02	$ 1,064.24
Maintenance labor & Community Center cleaning)	100.00	800.00
Equipment Repair (gates, tractor, mower, lights, AWOS)	-	199.74
Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.)	-	-
Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	-	402.07
Utilities (electricity, water, Wi-Fi)	434.53	3,460.59
Misc operating (website hosting & domain, hats, gifts, donations)	-	654.24
Airport liability insurance	-	3,794.00
Community Center insurance	-	1,856.00
Directors & Officers Insurance	-	1,634.00
Legal	-	-
Federal income tax	-	-
Property Tax	5.82	5.82
Total Operating Expenses	**$ 581.37**	**$ 13,870.70**
Capital		
New Equipment (Tractor, Mowers, Sweeper)	$ 929.04	$ 929.04
Road Chip Seal	-	161,900.25
Runway Overlay	-	-
Runway Crack Seal & Resurface 5-25 & edge millings 3-25	-	29,626.20
Paint on Roads and Runway	-	11,059.30
Signage	-	63.74
Community Center Heat Pumps/Air Conditioners	-	-
Community Center Windows and Doors	-	-
Community Center Interior Paint	-	-
Community Cener Cabinets and Counters	-	-
Community Center Appliances	-	-
Community Center Fixtures	-	-
Community Center Furnishings	-	-
Gates	-	-
Gate Openers	-	-
Gate Operating System	-	-
AWOS	-	-
Security Cameras and Perimeter Monitoring	-	-
Total Capital Expenses	**$ 929.04**	**$ 203,578.53**
EXPENSE TOTAL	**1,510.41**	**217,449.23**
NET INCOME	**$ (1,417.70)**	**$ (77,638.82)**
RECONCILIATION		
Beginning Cash and Investments	**$ 42,756.94**	**$ 118,978.06**
Net Income (Loss)	$ (1,417.70)	$ (77,638.82)
Ending Cash & Investments	**$ 41,339.24**	**$ 41,339.24**

EAGLE ROOST MANAGEMENT, INC. **FISCAL YEAR 2025-2026** **BUDGET MONITORING**

		ACTUAL				BUDGETED	ACTUAL 2024-2025												YTD	BUDGETED	VARIANCE
		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	2025-2026	2025-2026	2025-2026
	INCOME																				0.00
1	Assessments on 121 Lots [1]	106,875.00	121,450.50	132,500.00	125,000.00	145,200	42,500.00	52,200.00	26,400.00	8,200.00	4,500.00	3,000.00							136,800.00	145,200	-8,400.00
3	Assessment interest	32.38	741.24	41.66	12.50	0	0.00												0.00	0	0.00
4	Lien/Collection Fees			0.00	0.00	0	0.00												0.00	0	0.00
6	Investment Interest	2,765.71	5,897.56	6,731.56	5,385.66	780	461.16	570.44	428.66	81.24	81.50	97.37	99.03						1,819.40	780	1,039.40
7	Reimbursements	66.66	2,308.50	180.00	0.00	0	0.00						70.00						70.00	0	70.00
8	Donations	243.00	1,160.00	455.90	170.90	200	200.00		150.00										350.00	200	150.00
9	Misc. other, gate remote sales, EAA rent @ $160/yr	90.82	170.75	785.40	560.00	400	461.00		17.30		25.00	70.00	105.00						678.30	400	278.30
10	Investment Adjustment	0.00	-748.51	-2,279.57	0.00	0	0.00												0.00	0	0.00
11	Insurance Claim s			12,284.23	0.00	0	0.00												0.00	0	0.00
	INCOME TOTAL	110,073.57	130,980.04	150,699.18	131,129.06	146,580	43,622.16	52,770.44	26,995.96	8,281.24	4,606.50	3,167.37	274.03	0.00	0.00	0.00	0.00	0.00	139,717.70	146,580	-6,862.30
	Beginning Checking Balance	59,545.99	41,466.47	38,808.40	15,541.19	3,500	12,450.14	6,134.36	4,918.00	6,348.64	13,964.76	5,243.89	4,399.76	4,409.62	0.00	0.00	0.00	0.00	12,450.14	3,500	8,950.14
	Beginning Savings/CD Balance	306,319.32	409,085.03	464,234.08	132,241.36	114,336	106,527.92	146,989.08	198,559.52	28,988.18	29,069.42	36,150.92	39,248.29	38,347.32	0.00	0.00	0.00	0.00	106,527.92	114,336	-7,808.08
	TOTAL BEGINNING CASH AND INVESTMENTS [1&2]	365,865.31	450,551.50	503,042.48	147,782.55	117,836	118,978.06	153,123.44	203,477.52	35,336.82	43,034.18	41,394.81	43,648.05	42,756.94	0.00	0.00	0.00	0.00	118,978.06	117,836	1,142.06
	TOTAL TO ACCOUNT FOR	475,938.88	581,531.54	653,741.66	278,911.61	264,416	162,600.22	205,893.88	230,473.48	43,618.06	47,640.68	44,562.18	43,922.08	42,756.94	0.00	0.00	0.00	0.00	258,695.76	264,416	
	OPERATING EXPENSES																				
13	Maintenance supplies, fuel, chemicals, parts, windsocks, paint, etc.	2,035.22	3,170.04	4,140.49	2,013.30	4,000	81.19	170.30	34.17	35.66	48.69	86.64	566.57						1,023.22	4,000	2,976.78
14	Maintenance labor & community center cleaning	6,168.42	3,143.50	1,100.00	1,200.00	1,200	100.00	100.00	100.00	100.00	100.00	100.00	100.00						700.00	1,200	500.00
15	Equipment Repair (gates, tractor, mower, lights, AWOS)	0.00	5,460.05	1,117.38	799.90	2,750	0.00	23.38	43.39		16.00	116.97							199.74	2,750	2,550.26
16	Community Center Repairs (windows, paint, locks, plumbing, electrical, etc.	0.00	0.00	0.00	0.00	1,000	0.00														
17	Office Expenses (postage, mailings, supplies, meetings, welcome packets, etc.)	256.31	1,218.62	508.33	520.86	1,000	270.94					103.56	27.57						402.07	1,000	597.93
18	Utilities (electricity, water, Wi-Fi)	3,419.71	3,334.83	4,578.74	5,273.30	5,900	397.11	424.94	417.55	448.22	431.18	436.06	471.00						3,026.06	5,900	2,873.94
19	Misc operating (website hosting & domain, hats, gifts, donations)	410.20	1,693.70	1,703.88	752.80	1,200	583.34					70.90							654.24	1,200	545.76
20	Airport liability insurance	3,126.00	3,794.00	3,799.00	3,794.00	5,000	0.00				3,794.00								3,794.00	5,000	1,206.00
21	Community Center insurance	849.00	880.00	1,293.00	1,547.00	1,950	0.00				1,856.00								1,856.00	1,950	94.00
22	Directors & Officers Insurance	1,297.00	1,509.00	1,534.00	1,609.00	2,000	0.00	1,634.00											1,634.00	2,000	366.00
23	Legal	1,197.00	1,223.02	0.00	2,925.50	5,000	0.00												0.00	5,000	5,000.00
24	Federal income tax	640.00	512.00	1,236.00	773.69	1,358	0.00												0.00	1,358	1,358.00
25	Property Tax			3.74	6.08	7	0.00												0.00	7	7.00
	CAPITAL EXPENSES				0.00														0.00	0	0.00
26	New Equipment (Tractor, Mower, Sweeper)	108.49		211.51	237.62	1,000	0.00												0.00	1,000	1,000.00
27	Road Chipseal	0.00	26,450.35	484,563.00	124,624.50	161,900	0.00		161,900.25										161,900.25	161,900	-0.25
28	Runway Overlay	5,880.00	0.00	0.00	0.00	0	0.00												0.00	0	0.00
29	Runway Crack Seal & Resurface 5-25 & edge millings 3-25				10,936.00	30,000	8,044.20		21,582.00										29,626.20	30,000	373.80
30	Paint on Roads and Runway				0.00	12,000	0.00		11,059.30										11,059.30	12,000	940.70
31	Signage				0.00	3,000	0.00	63.74											63.74	3,000	2,936.26
32	Community Center Heat Pumps/Air Conditioners		9,600.00	170.04	0.00	0	0.00												0.00	0	0.00
33	Community Center Windows and Doors				2,920.00	0	0.00												0.00	0	0.00
34	Community Center Interior Paint				0.00	0	0.00												0.00	0	0.00
35	Communieyt Cener Cabinets and Counters				0.00	0	0.00												0.00	0	0.00
36	Community Center Appliances				0.00	0	0.00												0.00	0	0.00
37	Community Center Fixtures				0.00	0	0.00												0.00	0	0.00
38	Community Center Furnishings			0.00	0.00	0	0.00												0.00	0	0.00
39	Gates				0.00	0	0.00												0.00	0	0.00
40	Gate Openers				0.00	0	0.00												0.00	0	0.00
41	Gate Operating System		10,579.95	0.00	0.00	0	0.00												0.00	0	0.00
42	AWOS		5,920.00	0.00	0.00	0	0.00												0.00	0	0.00
43	Security Cameras and Perimeter Monitoring		5,920.00	0.00	0.00	1,000	0.00												0.00	1,000	1,000.00
	EXPENSES TOTAL	25,387.35	84,409.06	505,959.11	159,933.55	241,265	9,476.78	2,416.36	195,136.66	583.88	6,245.87	914.13	1,165.14	0.00	0.00	0.00	0.00	0.00	215,938.82	241,265	25,326.18
	Ending Checking Balance	41,466.47	38,808.40	15,541.19	12,450.14	5,000	6,134.36	4,918.00	6,348.64	13,964.76	5,243.89	4,399.76	4,409.62	0.00	0.00	0.00	0.00	0.00	0.00	5,000	-5,000.00
	Ending Savings/CD Balance	409,945.87	464,234.08	132,241.36	106,527.92	18,151	146,989.08	198,559.52	28,988.18	29,069.42	36,150.92	39,248.29	38,347.32	0.00	0.00	0.00	0.00	0.00	0.00	18,151	-18,151.00
	TOTAL ENDING CASH AND INVESTMENTS	451,412.34	503,042.48	147,782.55	118,978.06	23,151	153,123.44	203,477.52	35,336.82	43,034.18	41,394.81	43,648.05	42,756.94	0.00	0.00	0.00	0.00	0.00	0.00	23,151	-23,151.00
	TOTAL ACCOUNTED FOR	476,799.69	587,451.54	653,741.66	278,911.61	264,416	162,600.22	205,893.88	230,473.48	43,618.06	47,640.68	44,562.18	43,922.08	0.00	0.00	0.00	0.00	0.00	215,938.82	264,416	

NOTES:

[1] Assessments: $8,400 of 2025-2026 Assessments were received in March 2025 (prior fiscal year) budgeted to be received in current fiscal year. Reflected in TOTAL BEGINNING CASH AND INVESTMENTS higher than budgeted.

EAGLE ROOST MANAGEMENT, INC.
Financial Statement Schedules
November 30, 2025

EAGLE ROOST MANAGEMENT, INC.
Member Assessment Aged Receivables
November 30, 2025

Members	Lot #	Total Assessment Due	Interest, Fees, Collection	Current	30 Days	60 Days	Over 90 Days	Status
ACCOUNTS RECEIVABLE 9-30-25		$ -					$ -	

EAGLE ROOST MANAGEMENT, INC.
Equipment Purchases and Depreciation

Straight-line Depreciation Schedule

Item	Year Placed in Service	Cost		Salvage Value	Depreciation Life in Years	Annual Depr Expense	Years in Service	Accumulated Depreciation through 3/31/25
Case Tractor	unknown	10,000	est	0	3	3,333	20+	10,000
John Deere Mower	unknown	3,000	est	0	3	1,000	20+	3,000
Sweeper	unknown	2,000	est	0	3	667	20+	2,000
Garden Tractor	unknown	6,000	est	0	3	2,000	20+	6,000
July 31, 2025	2009	16,405		0	5	3,281	16	16,405
Gates and Remotes	2010	4,605		0	5	921	15	4,605
Gate System	2023	10,580		0	5	2,116	2	4,232
AWOS	2022	5,920		0	5	1,184	3	3,552
Portable Radio	2024	238		0	1	238	1	238
Gate Surveillance Camera	2024	138		0	1	138	1	138
Sprayer	2025	929		0	5	186	-	
Total		**59,815**						**50,170**

Depreciation Life

The most common non-real estate assets and the designated number of years over which they can be depreciated are as follows:

Three years: Tractors, certain manufacturing tools, some livestock.
Five years: Computers, office equipment, cars, light trucks, construction assets.
Seven years: Office furniture and appliances.

EAGLE ROOST MANAGEMENT, INC.
Land

Description		**Cost**
6 Vacant Lots- 36, 37, 38, 39, 40 & 48 (30 acres)	$	0.50
Community Center Lot 11 (5 acres)	$	0.50
Financial Report	**$**	**1.00**

July 31, 2025

EAGLE ROOST MANAGEMENT, INC.
Building Costs and Depreciation

Community Center Initial Funding and Expenses to 3/31/2013

Income		
Cash Donations		$ 53,679.67
Dinner/Lunch/Raffle		16,060.87
Cookbooks/Hats		8,972.00
Memorial Bricks		10,900.00
July 31, 2025		5,466.28
Valette Sale		1,466.10
Christmas Sale		648.00
Bake Craft Sale		965.00
Flea Market Wickenburg		466.00
Aluminum Cans		822.32
Temp Loan (2009)		23,500.00
	Total Income	**$ 122,946.24**
Expenses		
Zoning		$ 250.00
Prof Fees/Permits		2,210.00
Survey		700.25
Engineering/Drawings		13,754.21
Steel Building		20,095.00
Septic System		2,220.27
Foundation		4,938.61
Fill & Concrete Floor		14,902.45
Building Finishing		35,981.03
Outside Work		3,281.21
Utilities		2,359.26
Office & Bank Fees		168.47
Electrical & Hookup		11,171.73
Cookbook Printing		2,612.00
Bricks & Engraving		552.31
Furnishings		1,530.26
	Total Initial Costs	**$ 116,727.06**

Community Center Capital Repairs

Month and Year	**Description**	**Amount**
November 2022	Air Conditioner	$ 9,600.00
	Total Capital Repairs	**$ 9,600.00**

Total Costs & Capital Repairs	**$ 126,327.06**

Straight-Line Depreciation Schedule (27.5 years)

Item	**Year Placed in Service**	**Cost**	**Salvage Value**	**Annual Depr Expense**	**Years in Service**	**Accumulated Depreciation through 3/31/25**
Initial Costs	2013	116,727	0	608	12	7,299
Air Conditioner	2022	9,600	0	349	3	1,047
Total		**126,327**				**8,346**

EAGLE ROOST MANAGEMENT, INC.
Pavement Costs and Depreciation

Straight-Line Depreciation Schedule (15 years)

Item	Year Placed in Service	Cost	Salvage Value	Annual Depr Expense	Years in Service	Accumulated Depreciation through 3/31/25	Remining Useful Life in Years
Roads & Runway	prior to 1996	213,561	0	14,237	29	213,561	
Roads & Runway	1999	21,380	0	1,425	26	21,380	
Roads	2000	31,460	0	2,097	25	31,460	
Roads	2001	38,674	0	2,578	24	38,674	
Roads & Runway	2002	42,614	0	2,841	23	42,614	
July 31, 2025	2004	22,000	0	1,467	21	22,000	
Roads	2004	74,355	0	4,957	21	74,355	
Roads & Runway	2006	81,650	0	5,443	19	81,650	
Roads	2008	61,804	0	4,120	17	61,804	
Runway	2008	14,397	0	960	17	14,397	
Roads	2010	46,861	0	3,124	15	46,861	-
Runway	2010	3,201	0	213	15	3,201	-
Roads	2011	212,112	0	14,141	14	197,971	1
Runway	2012	5,885	0	392	13	5,100	2
Roads	2014	76,078	0	5,072	11	55,791	4
Runway	2017	237,783	0	15,852	8	126,818	7
510th Cul-de-sac	2019	19,850	0	1,323	6	7,940	9
Roads	2019	40,442	0	2,696	6	16,177	9
Runway seal	2021	5,880	0	392	4	1,568	11
508th between Cul-de-sacs	2023	26,450	0	1,763	2	3,527	14
Roads chip seal Phase I	2023	484,563	0	32,304	2	64,608	13
Roads chi pseal Phase II	2024	124,625	0	8,308	1	8,308	14
Runway Millings	2025	10,936	0	1,094	-	-	10
Runway Crack seal	2025	8,044	0	1,609	-	-	5
Runway PMRE Rejuvenator	2025	21,582	0	4,316	-	-	5
Runway Striping	2025	11,059	0	2,212	-	-	5
Roads chip seal Phase III	2025	132,646	0	8,843	-	-	5
508th between Cul-de-sacs prep base & pave	2025	29,255	0	1,950	-	-	5
Total		**2,099,146**				**1,139,765**	
Estimated Remaining Value of Improvements						**959,381**	

NOTE: The HOA collects assessments and places funds in operating and reserve accounts for repair, maintenance and resurfacing of the improvements to the runway, taxiways and roads. The land on which the runway, taxiways and road are located is owned by the respective members with easements granted to Eagle Roost Management, Inc. and its members for use of the runway, taxiways and roads. Therefore, the roads and improvements are not listed as an asset of Eagle Roost Management, Inc. However, the associated collection of assessments are recorded as revenue on the income statement and budget monitoring; the associated expenses for repairs, maintenance and resurfacing are recorded as expenses on the income statement and budget monitoring; and the estimated cost of future capital expenditures are recorded on the annual budget.

EAGLE ROOST MANAGEMENT, INC. **FISCAL YEAR 2025-2026** **INCOME LEDGER**

DATE DEPOSIT	AMOUNT	DESCRIPTION	ASSESS-MENTS	ASSESS. INTEREST	LIEN/COLL FEES	VIOLATION FINES	INVESTMENT INTEREST	REIMBURSE-MENTS	DONATIONS	MISC & RENTAL	INVESTMENT ADJUSTMENT	INSURANCE CLAIMS	MONTH TOTAL	YTD TOTAL
4/4/2025	1,200.00	assessments zelle	1,200.00											
4/8/2025	1,200.00	assessments zelle	1,200.00											
4/10/2025	20,300.00	assessments	20,300.00											
4/10/2025	3,835.00	assessments, Donation,1 Gate Remote	3,600.00						200.00	35.00				
4/10/2025	1,200.00	assessment	1,200.00											
4/10/2025	1,200.00	assessments	1,200.00											
4/10/2025	400.00	cap sales at annual mtg								400.00				
4/10/2025	26.00	CC petty cash								26.00				
4/11/2025	1,200.00	assessments zelle	1,200.00											
4/15/2025	6,000.00	assessments	6,000.00											
4/16/2025	1,200.00	assessments zelle	1,200.00											
4/21/2025	1,200.00	assessment	1,200.00											
4/23/2025	3,000.00	assessment mobile deposit	3,000.00											
4/24/2025	1,200.00	assessment mobile deposit	1,200.00											
4/30/2025	100.21	Live Oak svgs interest					100.21							
4/30/2025	360.95	Live Oak CD interest					360.95							
April Total	**43,622.16**		42,500.00	0.00	0.00	0.00	461.16	0.00	200.00	461.00	0.00	0.00	**43,622.16**	**43,622.16**
5/5/2025	2,400.00	assessments mobile deposit	2,400.00											
5/5/2025	3,600.00	assessments zelle	3,600.00											
5/6/2025	1,200.00	assessments zelle	1,200.00											
5/7/2025	2,400.00	assessments mobile deposit	2,400.00											
5/9/2025	3,600.00	assessments mobile deposit	3,600.00											
5/13/2025	8,400.00	assessments mobile deposit	8,400.00											
5/14/2025	1,200.00	assessments zelle	1,200.00											
5/19/2025	6,000.00	assessments zelle	6,000.00											
5/22/2025	11,400.00	assessments mobile deposit	11,400.00											
5/22/2025	1,200.00	assessments zelle	1,200.00											
5/23/2025	9,600.00	assessments mobile deposit	9,600.00											
5/27/2025	(1,200.00)	assessment stop payment	(1,200.00)											
5/30/2025	2,400.00	assessments zelle	2,400.00											
5/31/2025	196.05	Live Oak svgs interest					196.05							
5/31/2025	374.39	Live Oak CD interest					374.39							
	52,770.44		52,200.00	0.00	0.00	0.00	570.44	0.00	0.00	0.00	0.00	0.00	**52,770.44**	**96,392.60**
6/2/2025	2,400.00	assessments zelle	2,400.00											
6/4/2025	2,400.00	assessments mobile deposit	2,400.00											
6/4/2025	16,800.00	assessments	16,800.00											
6/4/2025	167.30	CC petty cash, donation							150.00	17.30				
6/10/2025	2,400.00	assessments mobile deposit	2,400.00											
6/11/2025	1,200.00	assessments zelle	1,200.00											
6/30/2025	1,200.00	assessments zelle	1,200.00											
6/30/2025	380.24	Live Oak svgs interest					380.24							

6/30/2025	48.42	Live Oak CD interest					48.42							
	26,995.96		26,400.00	0.00	0.00	0.00	428.66	0.00	150.00	17.30	0.00	0.00	**26,995.96**	**123,388.56**
7/9/2025	1,000.00	assessments zelle	1,000.00											
7/11/2025	200.00	assessments zelle	200.00											
7/15/2025	4,800.00	assessments mobile deposit	4,800.00											
7/17/2025	(1,200.00)	assessment NSF	(1,200.00)											
7/21/2025	1,200.00	assessments zelle	1,200.00											
7/24/2025	1,200.00	assessments zelle	1,200.00											
7/28/2025	500.00	assessments zelle	500.00											
7/29/2025	500.00	assessments zelle	500.00											
7/31/2025	81.24	Live Oak svgs interest					81.24							
	8,281.24		8,200.00	0.00	0.00	0.00	81.24	0.00	0.00	0.00	0.00	0.00	**8,281.24**	**131,669.80**
8/1/2025	200.00	assessments zelle	200.00											
8/22/2025	1,200.00	assessments mobile deposit	1,200.00											
8/22/2025	1,200.00	assessments zelle	1,200.00											
8/25/2025	1,800.00	assessments cash	1,800.00											
8/25/2025	25.00	cap sale								25.00				
8/26/2025	100.00	assessments mobile deposit	100.00											
8/31/2025	81.50	Live Oak svgs interst					81.50							
	4,606.50		4,500.00				81.50			25.00			**4,606.50**	**136,276.30**
9/8/2025	2,400.00	assessments mobile deposit	2,400.00											
9/9/2025	600.00	assessments cash	600.00											
9/9/2025	70.00	2 gate remotes								70.00				
9/30/2025	97.37	Live Oak svgs interest					97.37							
	3,167.37		3,000.00				97.37		-	70.00			**3,167.37**	**139,443.67**
10/17/2025	105.00	3 gate remotes								105.00				
10/20/2025	70.00	Reimbursement from Culpepper for gate control repairs						70.00						
10/31/2025	99.03	Live Oak svgs interest					99.03							
	274.03		0.00	0.00	0.00	0.00	99.03	70.00	0.00	105.00	0.00	0.00	**274.03**	**139,717.70**
11/30/2025	92.71	Live Oak svgs interest					92.71							
	92.71		0.00	0.00	0.00	0.00	92.71	0.00	0.00	0.00	0.00	0.00	**92.71**	**139,810.41**

EAGLE ROOST MANAGEMENT, INC. **FISCAL YEAR 2025-2026** **EXPENSE LEDGER**

DATE	CK #	AMOUNT	PAYEE	DESCRIPTION	MAINT. FUEL/ SUPPL	MAINT LABOR	EQUP REPAIR	CC REPAIR	OFFICE EXP	UTILITIES	MISC	LIABILITY INSURACE	CC INSURANCE	D&O INSURANCE	LEGAL	INCOME TAX	PROPETY TAX	NEW EQUIP	ROADS TAXIWAYS	RUNWAY OVERLAY	RUNWAY CRACKSEAL, RESURFACE & MILLING	PAINT ROADS & RUNWAY	SIGNAGE	MONTH TOTAL	YTD TOTAL
04/09/25	ACH	39.59	Aguila Water	Water						39.59															
04/09/25	9611	26.73	Deborah Cumback	Cookies for Annual Meeting							26.73														
04/09/25	2121	270.94	Glenda Sorotski	Office - 2 binders, printer cartridges, external SSD drive, self-inking stamp					270.94																
04/09/25	2129	37.96	Robert Symns	blue spray indicator	37.96																				
04/09/25	2126	556.61	Kay Krause	36 ERM Caps for resale to members							556.61														
04/14/25	ACH	93.29	APS	Electricity						93.29															
04/14/25	ACH	42.76	APS	Electricity						42.76															
04/14/25	ACH	42.43	APS	Electricity						42.43															
04/15/25	ACH	179.04	Table Top Telephone	Internet						179.04															
04/23/25	6692	100.00	Isabelle Nunez	CC Cleaning		100.00																			
04/25/25	8863	43.23	Robert Symns	Fence repair suplies	43.23																				
04/25/25	4400	8,044.20	Cactus Asphalt	Crack Seal Runway															8,044.20						
April Total		**9,476.78**			81.19	100.00	0.00		270.94	397.11	583.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,044.20	0.00	0.00	0.00	0.00	**9,476.78**	**9,476.78**
05/02/25	3871	1,634.00	US Liability Insurance	Directors & Officers Insurance										1,634.00											
05/13/25	ACH	39.57	Aguila Water	Water						39.57															
05/14/25	ACH	109.55	APS	Electricity						109.55															
05/14/25	ACH	48.92	APS	Electricity						48.92															
05/14/25	ACH	47.57	APS	Electricity						47.58															
05/14/25	4256	63.74	Robert Symns	No Dumping Signs for Burn Pile																			63.74		
05/15/25	ACH	179.32	Table Top Telephone	Internet						179.32															
05/23/25	6700	128.17	Scott Porter	Tractor Supply - Repairs			2.68																		
	6700		Scott Porter	Harbor Freight - Repairs			20.70																		
	6700		Scott Porter	Walmart - Supplies	83.35																				
	6700		Scott Porter	Bi AZ Market - Fuel	21.44																				
05/23/25	1878	48.06	Gary Eisert	CC Supplies	48.06																				
05/23/25	6816	17.45	Robert Symns	Batteries Plus - for AWOS	17.45																				
05/27/25	5433	100.00	Isabelle Nunez	CC Cleaning		100.00																			
May Total		**2,416.35**			170.30	100.00	23.38	0.00	0.00	424.94	0.00	0.00	0.00	1,634.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.74	**2,416.36**	**11,893.14**
06/10/25	1914	77.56	Scott Porter	Tractor Suply - Repairs			43.39																		
				Big AZ Market - Fuel	34.17																				
06/11/25	ACH	40.34	Aguila Water	Water						40.34															
06/13/25	ACH	108.69	APS	Electricity						108.69															
06/13/25	ACH	45.87	APS	Electricity						45.87															
06/13/25	ACH	43.26	APS	Electricity						43.26															
06/16/25	ACH	179.39	Table Top Telephone	Internet						179.39															
06/23/25	2291	100.00	Isabelle Nunez	CC Cleaning		100.00																			
06/25/25	1139	32,641.30	Cactus Paving	Runway PMRE Rejuvenator																	21,582.00				
06/25/25	1139		Cactus Paving	Runway Striping																		11,059.30			
06/26/25	6591	161,900.25	Cactus Paving	PMAR Chip Seal Roads Phase III															132,645.75						
06/26/25	6591		Cactus Paving	508th Connector prep & pave															29,254.50						
		195,136.66			34.17	100.00	43.39		0.00	417.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161,900.25	0.00	21,582.00	11,059.30	0.00	**195,136.66**	**207,029.80**
07/11/25	ACH	40.07	Aguila Water	Water						40.07															
07/16/25	ACH	46.85	APS	Electricity						46.85															
07/16/25	ACH	50.65	APS	Electricity						50.65															
07/16/25	ACH	131.58	APS	Electricity						131.58															
07/16/25	ACH	179.07	Table Top Telephone	Internet						179.07															
07/21/25	3388	35.66	Scott Porter	Fast Mart - Propane	14.65																				
07/21/25	3388		Scott Porter	Big AZ Market - Fuel	21.01																				
07/28/25	4278	100.00	Isabelle Nunez	CC Cleaning		100.00																			
		583.88			35.66	100.00	0.00		0.00	448.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**583.88**	**207,613.68**
08/01/25	3062	5,650.00	Pik West Insurance	Airpark Liability Insurance								3,794.00													
08/01/25	3062		Pik West Insurance	CC Property Insurance									1,856.00												
08/12/25	ACH	39.90	Aguila Water	Water						39.90															
08/14/25	ACH	39.92	APS	Electricity						39.92															
08/14/25	ACH	43.59	APS	Electricity						43.59															

08/14/25	ACH	128.84	APS	Electricity						128.84															
08/15/25	ACH	178.93	Table Top Telephone	Internet						178.93															
08/22/25	3872	48.69	Russell Kuck	Big AZ Market - Fuel	48.69																				
08/25/25	2214	100.00	Isabelle Nunez	CC Cleaning		100.00																			
08/25/25	2218	16.00	Scott Porter	Custom Landscape - Rocks			16.00																		
		6,245.87			48.69	100.00	16.00		0.00	431.18	0.00	3,794.00	1,856.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**6,245.87**	**213,859.55**
09/09/25	1844	22.27	Big AZ Market	Fuel	22.27																				
09/10/25	1844	15.17	Autozone	Tire Repairs			15.17																		
09/12/25	7506	71.44	Scott Porter	Home Depot - parts for sprayer			71.44																		
09/11/25	ACH	39.37	Aguila Water	Water						39.37															
09/15/25	ACH	131.23	APS	Electricity						131.23															
09/15/25	ACH	45.27	APS	Electricity						45.27															
09/15/25	ACH	40.94	APS	Electricity						40.94															
09/15/25	1844	22.19	Big AZ Market Aguila	Fuel	22.19																				
09/15/25	1844	42.18	Big AZ Market Aguila	Fuel	42.18																				
09/17/25	1844	103.56	Walmart	Printer Cartridges					103.56																
09/22/25	1394	100.00	Issabelle Nunez	CC Cleaning		100.00																			
09/24/25	7540	70.90	Kay Krause	Hobby Lobby - Christmas Tree							70.90														
09/29/25	3331	30.36	Tractor Supply	Tractor Repairs			30.36																		
9/16.25	ACH	179.25	Table Top Telephone	Internet						179.25															
		914.13			86.64	100.00	116.97		103.56	436.06	70.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**914.13**	**214,773.68**
10/09/25	3331	1.79	Tractor Supply	Supplies for mower	1.79																				
10/14/25	ACH	39.17	Aguila Water	Water						39.17															
10/15/25	1844	27.57	Safeway	coffee for community center					27.57																
10/15/25	ACH	43.73	APS	Electricity						43.73															
10/15/25	ACH	48.88	APS	Electricity						48.88															
10/15/25	ACH	159.70	APS	Electricity						159.70															
10/15/25	ACH	179.52	Table Top Telephone	Internet						179.52															
10/20/25	1844	81.98	Tractor Supply	Chemical	81.98																				
10/20/25	1844	5.43	Walmart	Pitcher to measure chemical	5.43																				
10/22/25	3331	195.29	Tractor Supply	Battery for Sprayer	195.29																				
10/27/25	3331	282.08	Tractor Supply	Chemical	282.08																				
10/27/25	7666	100.00	Isabelle Nunez	CC Cleaning		100.00																			
		1,165.14			566.57	100.00	0.00	0.00	27.57	471.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**1,165.14**	**215,938.82**
11/04/25	3331	22.59	Big AZ Market Aguila	Fuel																					
11/04/25	9928	929.04	Glenda Sorotski	Sprayer from Tractor Supply	22.59													929.04							
11/05/25	8543	5.82	Maricopa County	CC real estate taxes													5.82								
11/12/25	ACH	40.80	Aguila Water Service	Water						40.80															
11/14/25	ACH	129.69	APS	Electricity						129.69															
11/14/25	ACH	44.58	APS	Electricity						44.58															
11/14/25	ACH	39.62	APS	Electricity						39.62															
11/17/25	ACH	179.84	Table Top Telephone	Internet						179.84															
11/21/25	3331	18.43	Autozone	Hose clamps for sprayer	18.43																				
11/24/25	1242	100.00	Isabelle Nunez	CC Cleaning		100.00																			
		1,510.41			41.02	100.00	0.00		0.00	434.53	0.00	0.00	0.00	0.00	0.00	0.00	5.82	929.04	0.00	0.00	0.00	0.00	0.00	**1,510.41**	**217,449.23**

Eagle Roost Management, Inc.
Secretary Report
12-17-25

Ownership Changes – No changes to report.

Bank Accounts – No changes or updates to report.

Arizona Corporation Commission – No changes or updates to report.

Correspondence – No correspondence received.

Legal – No new legal matters.

Insurance – No changes or updates.

Emergency Contact List: An email was sent to all members on September 13, 2025, with reminders on October 11 and November 9, 2025, requesting the information. We continue to receive information from members. The information will be compiled and retained in the ERM records.

Voter Designations: Per ERM Bylaws Article 11, Paragraph 3, *"Where property is held by a corporation, a partnership, or by tenants in common, such owner shall designate in writing a designee as holding the right of voting its membership."* Upon examination of the deeds of every lot in ERM, those lots requiring a designee will be contacted for the information which will need to be updated annually. This is an ongoing project expected to be completed by year end.

REMINDER: ERM Records and Documents: We would like to gather all ERM files, records, documents and relevant information from any members who may have such documents at their homes, so that we can organize all of our records in one location at the community center and prepare them for scanning. Please contact Glenda Sorotski if you have any questions or would like someone to pick them up from you.

Submitted by:
Glenda Sorotski, Secretary/Treasurer
307-399-2911

Eagle Roost Management, Inc.
Architectural Committee Report
12-17-25

Projects Submitted for Approval:

- Ayiyi, Osa – new construction of home and hangar submitted on 8-27-25. Physical plans were received around 10-3-25. A site plan was requested 10-11-25 to determine setbacks and Mr. Ayiyi was notified that the height of the home is in violation of the CC&R height restrictions. Mr. Ayiyi is working with the County to get lot changes approved. Further review by the architectural committee is pending receipt of the information requested. There have been no updates from Mr. Ayiyi since the last meeting on 11-19-25.

Projects Reviewed and to be Recommended to the Board for Approval:

- Soendergaard – new hangar construction submitted on 11-16-25 meets all CC&R requirements and is forwarded to the Board for final review and approval.

Projects Approved and in Process: The comments on status are based on observation inspections conducted by Shirl Dick and input from owners.

- Loren & Jennifer French – New home and hangar build at 48909 N. 513th Ave. Hangar and home exterior are complete. Interior finish work continues, and the Frenches expect the home to be complete by the end of the year. No changes or updates since last meeting.
- Oltman - new construction of home and hangar – approved in October. No work has commenced. No changes or updates since last meeting.
- Herriman – bathroom addition - approved in November. Construction started. No changes or updates since last meeting.
- Cammarato/Christie – Awnings – approved in November - in process.
- Brewer/Perrazo – room addition – approved in November – No work has commenced.

Projects Completed:

- Aldrich project completed. Temporary shipping container needs to be removed.
- Steve Murphy – New hangar at 48708 N. 513th Ave. Driveway from hangar to Iver is complete.
- Randy and Jane Boykin – 20’ Shipping Container at 51122 W Iver Road. Container is on site and painted the same color as the house.
- Ray and Muriel Ishizaka – New home construction at 512789 W William Road. Project is complete. Certificate of Occupancy has been issued.

Architectural Committee Comments/Reminders:

Submitted by:
Shirl Dickey, Architectural Committee Chair
(602) 571-2839

Eagle Roost Management, Inc.
Maintenance Report
12-17-25

Equipment Purchased: None

Maintenance Completed:

11-22-25 Brett and Jana Frazier taxied off the side of the runway to access their lot on 510th Ave rutting the runway easement and tracking debris on to the runway. Cleaned up same.

11-29-25 Inspected all of culverts on the corner of 507th and William at the request of Mary Kelly.

12-2-25 Scott Porter used his backhoe to clean out the culver on 507th on Mary Kelly's property.

12-2-25Scott Porter used his backhoe to clean out fence line debris along Pete Road.

Repairs Completed:

None.

Reminders: If you are tracking debris on the taxiways after a rain, it may be time to get some more gravel or rock on your driveway as the propellors on some planes can get damaged from the debris.

Year to Date Expenses vs. Budget Through November 30, 2025:

Maintenance, Supplies, Fuel, Parts, etc. $1,064.24 vs annual budget of $4,000

Equipment Repairs $199.74 vs annual budget of $2,750

Equipment Purchase $929.04 vs annual budget of $1,000

Submitted by:
Scott Porter, Maintenance Director
(928) 231-8386

Eagle Roost Airpark

CC&R Livestock Poll Results

December 2025

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- Email Attachment 5

Introduction

The purpose of this poll was to reach out to owners at Eagle Roost in an informal, non binding way, to see if there was a case to updating the CC&R section 9 regarding livestock.

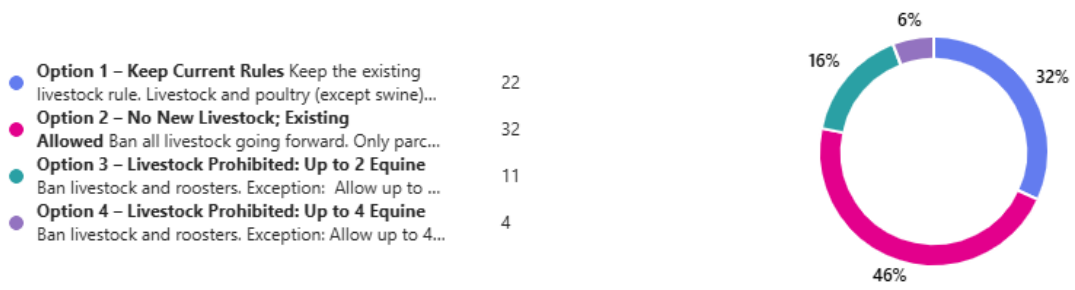
For more details please reference the minutes for the November meeting.

The poll was collected anonymously.

Results

The following are the results of the poll. There were a total of 69 responses.

1. I have reviewed the recommended changes to Section 9 of the CC&Rs and my preference is the following: More details



Comments

Here are the additional comments collected by Eagle Roost Members.

1. The property, when bought was advertised and sold with swine as the only restriction. Stop trying to prevent future sales especially with an equine center coming in. Limiting the number of livestock will only hurt,not help, current and future residence sales.
2. None of the above,2 equine with approved fencing and set back and sanitation, poultry in enclosed coups, no livestock.
3. Who's going to monitor daily waste removal???
4. This is an Airpark. I do not believe livestock should be put in the mix with aircraft.
5. This is an airpark!
6. Livestock do not belong in an airpark.
7. Can we add a clarifying statement for option 1 that specifies "livestock" includes equine? Especially since the other options make it sound like "livestock" doesn't include equine. And note if there are any limits. Limits sound like a good addition but banning livestock all together seems too restrictive. There are ag guideline for types of animal and how much space should be available per animal that would be good to follow.
8. We favor option 2, and would allow chickens but not roosters.
9. It will attract more coyotes and allergies dust dander it could also pose a threat to the runway animal escape. Takes away from the little bit of clean air we already enjoy through the park and noise
10. This is the only option if we want to maintain the integrity of our beautiful airpark and not have it taken over by ropers with huge horse trailers, large hay trucks and assorted other heavy vehicles needed for horse maintenance. Our newly paved roads will be destroyed in no time. Think hard about the long term loss before selecting one of the other options.
11. Include existing roosters are allowed. No new roosters.
12. We are currently risking ending up having properties marketed to horse enthusiasts. Option 2 honors current residents while protecting our future.

Appendix

Documentation from email for reference.

Email Copy

The following text was sent out to Eagle Roost Owners by Bob Symns:

Dear Eagle Roost Member,

At the November Board Meeting it was discussed that there is an opportunity to update Section 9 of our current CC&Rs. As it is currently written there is no clarity to establish safe guidelines for livestock within our airpark. Further context is available within the meeting minutes.

Part of the discussion was to provide an unofficial poll to all current members before deciding on a course of action. This poll will provide a broad understanding of where everyone here stands on the topic and help influence the final wording to be sent out via an official vote.

This poll is anonymous. We ask that only one vote per lot be completed. Please complete the poll by December 14th. The results of the poll will be presented at the Board Meeting on December 17th.

To complete the poll please click on this link [link removed]. Select one option from the first question. The complete wording of each option is presented as an attachment to this email. The second option is an optional comment section that will be compiled and sent directly to all board members.

Email Attachment

The following is the full text for the four options Eagle Roost Owners had to choose from:

OPTION 1: Keep the current Section 9 as it is stated:

Section 9 – LIVESTOCK

Current wording of restriction regarding livestock:

Livestock and poultry, except for swine, may be kept and maintained on any portion of said premises, provided (i) the owner thereof shall keep and maintain adequate fencing to prevent straying (especially on the runway); (ii) corral and grazing areas shall not be closer than 100 feet from any residence or water supply; (iii) all corral and grazing areas shall be maintained in a neat, sanitary manner so as to not become offensive to the neighborhood, and all waste materials shall be appropriately buried in the ground or hauled to an appropriate sanitary landfill area.

**This means there are no restrictions to the number of animals an owner can keep on their 5 acre lot.

Option 2: Delete section 9 in its entirety and replace it with the new Section 9:

All livestock, including equine, cattle, sheep, and swine, as well as ratite species and roosters as defined in A.R.S. § 3-1201, shall be prohibited on all parcels and common area property. Parcels on which livestock or equine are lawfully maintained as of January 1, 2026 shall be permitted to continue maintaining the same number and type of animals until such property is sold or otherwise transferred. Upon transfer of ownership, all livestock rights shall terminate.

OPTION 3: Delete section 9 in its entirety and replace it with a new Section:

Livestock, including cattle, sheep, goats, swine, ratite species, and roosters as defined in A.R.S. § 3-1201, shall be prohibited on all parcels and common area property.

A maximum of two (2) equine type animals may be kept on any parcel containing an occupied residence. No equine may be kept on any parcel without an occupied residence. If an owner possesses continuous parcels, equine may be kept on both parcels provided common ownership is maintained; however, in no case shall more than two (2) equine type animals per residence be permitted.

Corral and grazing areas shall maintain a minimum setback of 100 feet from any residence or water supply. These areas shall be maintained in a neat and sanitary condition and shall not create odors, nuisances, or conditions offensive to neighboring properties. All waste materials shall be removed daily and stored in an enclosed building, placed in odor-proof containers, appropriately buried, or hauled to a sanitary landfill.

Adequate fencing is required to prevent equine from entering the runway. No fencing may be constructed or altered without prior written approval from the Eagle Roost Architectural Committee. Submitted plans must specify fence height, materials, and corral/grazing layout, and must comply with the following standards:

- No strand wire fencing (gaucho, barbed, or smooth) is permitted.
- Non-climb horse fencing with a top rail is permitted.
- Non-permanent livestock panels may be used for paddocks; however, a permanent perimeter fence with posts adequately buried is required.

Equine are prohibited on all Eagle Roost Management easements and HOA-managed property.

OPTION 4: Delete section 9 in its entirety and replace it with a new Section:

Livestock, including cattle, sheep, goats, swine, ratite species, and roosters as defined in A.R.S. § 3-1201, shall be prohibited on all parcels and common area property.

A maximum of four (4) equine type animals may be kept on any parcel containing an occupied residence. No equine may be kept on any parcel without an occupied residence. If an owner possesses continuous parcels, equine may be kept on both parcels provided common ownership is maintained; however, in no case shall more than four (4) equine type animals per residence be permitted.

Corral and grazing areas shall maintain a minimum setback of 100 feet from any residence or water supply. These areas shall be maintained in a neat and sanitary condition and shall not create odors, nuisances, or conditions offensive to neighboring properties. All waste materials shall be removed daily and stored in an enclosed building, placed in odor-proof containers, appropriately buried, or hauled to a sanitary landfill.

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Equine are prohibited on all Eagle Roost Management easements and HOA-managed property.

Planning & Development
301 W. Jefferson St., Suite 170
Phoenix, Arizona 85003

P: 602.506.3301
Maricopa.gov

Date: December 1, 2025
To: Planning & Development Department Staff
From: Adam Cannon, AICP, Senior Planner
Re.: Eagle's Roost SUP and Background

The Eagle's Roost Special Use Permit was originally approved under case Z74-13. The approval initially authorized a 10-year entitlement to allow use of a private airstrip on 240 acres of land in Aguila. At the time, an easement was proposed for airspace and landing rights.

In 1978, case Z78-2 added an additional 400 acres to the SUP area. The timeframe for the SUP remained 10-years, but allowed the SUP to be a permanent entitlement following a status report review.

Z78-2 approval was subject to conditions including compliance with a "Letter of Explanation" dated October 26, 1977, attached. The letter established use restrictions and development standards. The full conditions of approval for Z78-2 are as follows:

a. Development in accordance with the "Plan of Development for Eagle Roost Airdrome" consisting of 1 sheet prepared by Realty Investment Company and dated revised May 15, 1978;

b. Compliance with the provisions contained in the letter of explanation and attachments prepared by Michael C. Sansone and dated October 26, 1977;

c. Dedication to provide a half-width right-of-way of 43 feet for Eagle Eye Road as required by the County Highway; and,

d. That prior to May 6, 1984, (the review date of Z74-13) the applicant be required to submit in writing to the Commission a report outlining the status of this development. After review of this report, the Commission may determine if and when further reports will be required.

The status report was accepted in 1984, making the entitlement permanent. Lastly, a minor amendment (Z2004029) permitted a community center.

Staff notes the SUP is only for operation of a private airstrip (and taxiways throughout the surrounding neighborhood). All other matters including the Letter's use restrictions and development standards are not a zoning concern. From this date forward, this memo establishes the following:

- All use restrictions and development standards specified in the Letter of Explanation will be enforced at the discretion of and by the HOA as CC&Rs.

- The Letter of Explanation will not be enforced by the Department. The Department does not enforce CC&Rs.

- As part of the permanent SUP entitlement for operation of a private airstrip, the Department will enforce the following:

    - Min. 180' setback from center-line of the runway easement (includes 80' easement either side of center-line and a min. 100' setback from edge of easement). Building permit applicants must accurately illustrate the runway easement on their site plans.

    - Min. 80' setback from edge of any established taxiway/roadway easement. Building permit applicants must accurately illustrate taxiway easement/roadway easements on their site plans.

- Any buildings that do not comply with the above setback requirements will be considered legal non-conforming (LNC) by Government Action if said permits were either completed subject of a passed final inspection or were issued and acting upon good faith, proceeded with vertical construction passing safety inspections. The latter is at the determination of the Zoning Inspector.

Attachment: Letter of Explanation
Cc: Eagle's Roost Subdivision File

REALTY INVESTMENT COMPANY
SINCE 1950
ONE WEST MADISON
PHOENIX, ARIZONA 85003
956-6070

APPROVED
DATE JUL 31 1978
CHAIRMAN BOARD OF SUPERVISORS
MARICOPA COUNTY

RECEIVED
JUN 7 1978
Maricopa County Planning Dept.
By Z78-2

October 26, 1977

Maricopa County Planning and Zoning Commission
111 South Third Avenue
Phoenix, Arizona 85003

Re: Amendment of Special Use Permit
to Expand an Existing Airport Previously
Approved Under Z74-13

Gentlemen:

This is an application to amend an existing Special Use Permit from a 240 acre private airport to a 640 acre private airport.

The existing Special Use Permit is numbered Z74-13 granted to Realty Investment Company on May 6, 1974.

At the time of obtaining this Special Use Permit, Realty Investment Company owned all of Section 26. The company had limited plans for use of the approved 240 acre private airport.

The subject 240 acre airport is situated within the center portion of Section 26, T7N, R9W. This 640 acre section is located one mile south of the intersection of U.S. Highway 60-70 and Eagle Eye Road at Aguila, Arizona. Eagle Eye Road is a county maintained road and is paved from U.S. Highway 60-70 to the entrance gate at the NW corner of the Section 26.

Shortly after obtaining the airport use permit in 1974, Realty Investment Company began making substantial improvements to the entire 640 acres within Section 26.

During the time these first improvements were being made, many pilots and aircraft owners registered their interest in ownership in such a development. Because of this interest by pilots and aircraft owners, Realty Investment Company accelerated the pace for making these improvements. The development was named Eagle Roost Airdrome and described as a residential airpark.

Applicants' description of residential airpark is as follows:

> A residential airpark is a community designed, developed and operated for the benefit of active pilots and, particularly those pilots owning their own aircraft. The aircraft community has all-weather taxiways directly from the runway to each individual ranch site. In other words, a pilot can fly to his airpark, land safely, taxi to his house and park

his plane in his attached or adjoining hangar. The pilot may conveniently service and repair his own aircraft. Some pilot's hobby is to build his own aircraft. A residential airpark is ideal for such persons. The uses within this Section 26 would be for those authorized under R-43 in addition to those mentioned herein. Eagle Roost Airdrome is similar in concept to Stellar Airpark near Chandler, Arizona.

The improvements mentioned above were made as follows:

A. Survey

A registered engineer's survey was obtained. The section was laid out in 16-forty acre parcels. Easements were established and recorded. Control points were installed with iron rods at each corner of each 40 acre parcel.

B. Runway

Early in 1974, Eagle Roost Airdrome registered the airport with FAA and the State Aeronautical Board. It is depicted on the Phoenix Section Chart.

The runway is 3800 feet, running North and South along the centerline within the south 3/4th of Section 26. The runway is within a 160 foot easement lying 80 feet each side of the centerline. It was constructed in early 1974. It has an asphaltic hard surface 40 feet wide. The centerline, threshold bars and direction numbers are painted white. Also painted white, are 24 foot letters spelling "Eagle Roost". The runway is in excellent condition and shows no sign of significant wear or damage from rains, floods, or heat.

C. Runway Lights

40 watt runway lights have been installed with 6 green threshold approach lights at each end of the runway. The lights are turned on automatically from the cockpit by the aircraft's 122.8 radio when the microphone is clicked 5 times within 5 seconds. The lights turn off automatically in 15 minutes.

D. Taxiways and Roadways.

Taxiways and roadways are graded, crowned along the center line and have had crushed manganese tailings imbedded into the surfaces by a vibrating roller. Three layers are applied and rolled. Any occasional damage or roughness is easily removed by leveling with a drag. Thereafter, a static roller keeps it in place. Maintenance is performed and paid-for through the property owners association. The interior roadways and taxiways to each of the 16 forty acre parcels have been installed for several years and have suffered no significant damage.

E. Public Utilities and Services

Arizona Public Service Co. serves Eagle Roost with an underground electric supply. Realty Investment Company has installed underground electric lines to serve 6 of the 40 acre parcels within the 640 acre development. Arizona Public Service has engineered additional installations and extensions within Eagle Roost Airdrome and the in-aid-of-construction costs has been paid by Realty Investment Company. A natural gas main is available and is

installed at the NW corner of Section 26.

F. Water Lines
Six inch water mains have been installed by Realty Investment Company into Eagle Roost Airdrome. The water is distributed by Aguila Water Service Co., a state franchised water company. The installation has been approved by the Maricopa County Health Department. The installation has been approved by the State Corporation Commission, Utilities Division, and fully paid for by Realty Investment Company.

G. Underground Telephone
Mountain Bell phone lines have been installed to the centerline of Eagle Roost Airdrome. Additional extensions are available at such time as a user may appropriately make application.

H. Security and Safety Provision
The perimeter of Eagle Roost Airdrome has been fenced and an all-weather patrol road has been constructed immediately inside this fence. The property is posted approximately every 165 feet by metal signs saying: No Trespassing, No Hunting, No Shooting, Private Property.

I. State Real Estate Department Final Public Report on Eagle Roost Airdrome
Reference No. 8644, Date February 4, 1976.
Realty Investment Company filed for this report and was granted clearance to sell 16 forty acre parcels within Section 26, T7N, R9W.

J. Eagle Roost Management, Inc.
Eagle Roost Management, Inc., is a non-profit corporation formed as a land owners association. It provides a vehicle for self-government by the property owners of Eagle Roost and ownership by deed of the common areas. The common areas are comprised of runways, taxiways, roadways, and tie-down areas. The association will also own material and equipment for the maintenance of these common areas. At the time that Realty Investment Company has sold 320 acres of Eagle Roost (being one-half) the land owners are authorized to elect officers for the association. Until then no assessments are chargeable to owner members. The members of the association will assess themselves, collect and make payments for the expenses to operate the common areas. Election of officers will be held on or about January, 1978.

K. Provisions for Maintenance
Eagle Roost Management, Inc., will be responsible for the maintenance of roads, easements, runway, and taxiways and for all other expenses for the operation of Eagle Roost Airdrome.

L. Declaration of Restrictions
Restrictions have been recorded to provide the usual beneficial covenants for peaceful, residential living. These restrictions include provisions for: Livestock and poultry, except swine; enclosed repair of motor vehicles and aircraft; no commercial uses; no mobile homes; no elevated tanks; and architectural committee

approval for all improvements. Changes to restrictions may be made by the property owners from time-to-time by a majority rule.

M. Minimum Size Restricted to Minimum of Five Acres.
The size of any parcel of land within Section 26 has been restricted to minimum of five acres by recorded restrictions DKT 11940, pg. 265, dated November 12, 1976.

N. Building Set Back Lines
Included in the recorded declarations of restrictions are provision for building set back lines as follows:

N-1 One hundred feet on either side of the exterior boundries of the one hundred sixty foot easement for the approved runway.

N-2 Eighty feet from any exterior boundry of any roadway or taxiway.

N-3 Sixty feet from any side property line.

Airport Operating Regulations

These regulations are recorded along with restrictions. They provide orderly procedures for the operation of aircraft in the air and on the ground within Eagle Roost. Attached are recorded "Operating Regulations" (docket 10949, page 466.)

Advantages of location and favorable conditions relevant to Eagle Roost Airdrome are partly listed as follows:

1. Located far enough from the congestion and hum-drum of the large city, but, close enough to conveniently utilize the facilities of a metropolitan area.

2. Terrain.
The site is flat desert land with light vegetative cover. It is centrally situated in the Valley of the Eagle. The view for approach and take-off, to and from, the hard surface 3800' runway is unobstructed. The surface soils across the site are predominantly silt and sand mixture. There are no out-cropping of rocks. The soil is fertile and lends itself to small ranches and easily constructed taxiways, roadways and other improvements.

3. Sanitation.
Leach beds with septic systems, that are designed by the Maricopa Health Department, should operate satisfactorily. The topography, soil and drainage is no different than that in the surrounding area. Realty Investment Company has had several percolation test reports submitted to the County Health Department for other developments within 3/4 of a mile of Eagle Roost. All of these tests have been satisfactory.

4. Proximity of Town Facilities.
Aguila is one mile north of Eagle Roost. Convenience shopping includes full line grocery, general store, restaurants, service

stations, post office, churches, grade school, high school bus, Greyhound bus stop, repair garages, community hall, ten acre park and other services. Other town facilities include, electric, domestic water, telephones, natural gas and ambulance service with standby paramedics. Household appliance repair and services is available. Tradesmen and semi-skilled labor are available in the immediate area.

5. Elevation.
Eagle Roost has an elevation above mean sea level of 2200 feet. This is an ideal elevation for the performance of all aircraft having reciprocation engines. The airspace is clear and void of heavy aircraft traffic.

6. Accessibility to Eagle Roost.
Eagle Roost is bordered along the west line of Section 26 by a county maintained road. The road travels from 4 miles north at the county line to Interstate 10 southwardly to Tonopah. It is paved from U.S. Highway 60-70 to the entrance gate of Eagle Roost. One mile north, U.S. Highway 60-70 parallels the north line of Eagle Roost. U.S. Highway 60-70 can quickly be traveled to Wickenburg, 23 miles east. Phoenix is another 56 miles southeast from there. Prescott is 70 miles from Eagle Roost on State Highway 71.

7. Access Within Eagle Roost.
Around the perimeter of each of the sixteen 40 acre parcels there are no less than 33 foot easements for roadways, taxiways and underground utilities. See attached plat showing the recorded easement within Eagle Roost Airdrome.

8. Drainage and Flood Control
A unique and advantageous drainage situation exists for Eagle Roost Airdrome. The land gently slopes from southwest to northeast. The county-maintained road acts as a barrier for water from the west. 1¼ miles to the south, the land reaches its highest point. Consequently no large collection of water drains over Eagle Roost Airdrome. Runway, taxiways and roadways have been in operation for over 4 years within Eagle Roost and no damage from drainage or flood water have occured, although there have been two severe rain storms. When these two severe rains occured, flood control dams were broken within 2 miles east of Eagle Roost. Eagle Roost was not in the path of the released water, but this information is given to indicate unusual amounts of rains and surface water that have occured without damage to Eagle Roost. Flood control documentation was required for all of Section 26, in February, 1976 by the State Real Estate Board for obtaining the Final Report.

9. Private Wells
Eagle Roost Airdrome and the surrounding "Valley of the Eagle" are not in the State of Arizona critical water area. Well permits from the State of Arizona are readily issued. The cost for a permit is $3.00, and can be obtained at the State Land Department in the capitol-complex, Phoenix. The water level is about 500 feet below the surface. A private well would be needed if the user

were to irrigate larger acreages for farming.

10. Existing Tree Farm
In February 1975, 5600 seedlings were planted within 50 acres as shown on the attached plat. An irrigation pump is located within this 50 acres at the NE corner of the subject Section 26. Within this 50 acres, the 40 acres comprising the $N\frac{1}{2}$ of the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ is topographically unsuited for residential construction because of surface water drainage.

Continuation of Restrictions.

All of the provisions of the Declaration of Covenants, Conditions and Restrictions, Operations Regulations, and any other provisions whatsoever, governing Eagle Roost Airdrome, including, without limiting the generality thereof, building set back lines, shall apply to all parcels, regardless of size.

Provision for Future Private Access.

Future easement, including, without limiting the generality thereof, easements for additional taxiways, roadways and utilities, may be provided by individual property owners for their convenience and/or for the convenience of other property owners.

Relationship to Surrounding Properties.

Section 26 is bordered on all four sides, by Rural 43 zoned land. The properties immediately adjoining on north, west and state land on the south are vacant range land. The east is bordered by operating farms. The nearest resident, a single-wide mobile home, lies on the north and is approximately 400 feet from the property line. No home or mobile home is within a $\frac{1}{2}$ mile of either end of the runway. There is no intention of adding any additional runways.

The impact of Eagle Roost Airdrome on the town of Aguila should be favorable. The town is primarily a farming community and previously was also a highway service community for travelers by auto. This was at the time that Interstate 10 passed through Aguila. When Interstate 10 was rerouted 19 miles south of Aguila, businesses such as restaurants, motels, and gas stations experienced an economic set back. Eagle Roost should have a beneficial effect on the economy and reduce unemployment in the community.

Realty Investment Company has sold 12 of the 16 forty acre parcels within the subject Section 26.

The applicant's need is to utilize all of Section 26 as a residential airpark. Presently, 240 acres of the 640 acres have been developed as a residential airpark with a Special Use Permit as an airport. The remaining 400 acres is better suited for this same use, as a residential airpark.

It is requested that the existing 240 acre Special Use Permit (Z74-13) be amended to include all of Section 26 and permit use as a residential airpark, including, without limitation, the following:

1-a) Taxiing of aircraft from the approved and completed runway to any part of Section 26, via designated taxiways and for non-commercial use such as: parking, housing, servicing, refueling, storing and repainting of aircraft.

1-b) Construction of residential dwelling, hangars, repair and storage building, parking areas and any other improvements that may be pertinent to the use of the land as a residential airpark. Such above ground buildings are to comply with set-back areas as provided in the deed restrictions.

1-c) Conforming period for the entire 640 acres for the maximum period permissable.

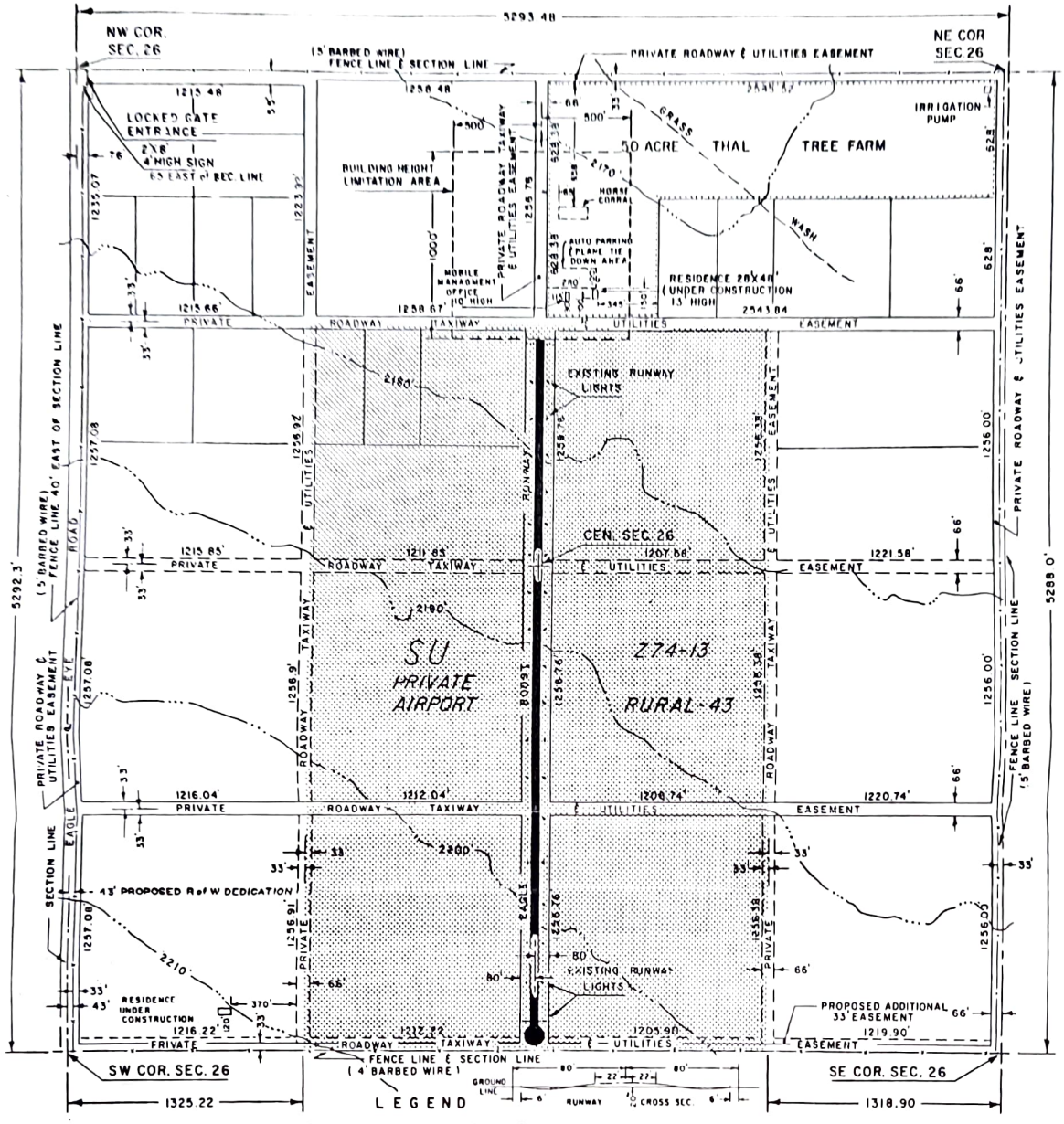
1-d) Use as an airport for the benefit of Realty Investment Company and other present owners of property within Section 26, their heirs, executors, administrators, successors or assigns.

Attached hereto is a copy of the existing runway plat showing the approach glide path, runway plan and profile as approved by the zoning case Z74-13 dated May 6, 1974. This zoning request does not request any additional approval for runway installation within the subject expansion area.

Sincerely,

Michael C. Sansone

MCS/jm



LEGAL DESCRIPTION - All of Section 26 Township 7N., Range 9W. Except SE¼ of NW¼, SW¼ of NE¼, E½ of SW¼, and W½ of SE¼.

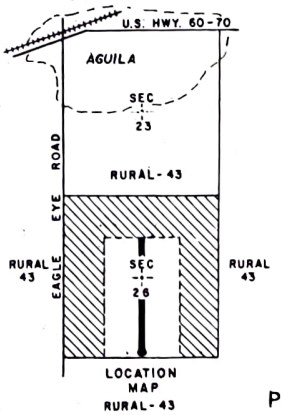
Electricity	— A.P.S.	Gross Area	— 400 Acre ±
Water	— Aguila Water Co.	Net Area	— 360 Acre ±
Sewer	— Individual	Street Surface	— Manganese Tailings
Telephone	— Mountain Bell		
Police	— Sheriff		— Existing Improved Easements
Fire	— None		— Existing Easements
	— Existing Contours		

FAA - Airport Airspace Analysis Study No. 74-We-1-NRA 3-14-74.

EASEMENTS - Quit-Claim Deed for roadways, runway, taxiways and utilities recorded in Dkt 10959-Pg 160 and Dkt 12543-Pg 91 MCR.

All of the provisions of the Declaration of Covenants, Conditions and Restrictions, Operations Regulations, and any other provisions whatsoever, governing Eagle Roost Airdrome, including, without limiting the generality thereof, building set back lines, shall apply to all parcels, regardless of size. It is provided in said Declaration of Covenants, Conditions and Restrictions, recorded in Docket 10949, of page 466, that no parcel may be less than 5 acres.

Future easements, including, without limiting the generality thereof, easements for additional taxiways, roadways and utilities, may be provided by individual property owners for their convenience and/or for the convenience of other property owners.



N

1" = 400' DEC. 1, 1977
REVISED MAY 15, 1978

PREPARED BY: REALTY INVESTMENT CO. DRAFTING DEPT. FOR REALTY INVESTMENT CO. AND OTHER OWNERS

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SET BACKS - FOR HOUSES, HANGARS & OTHER BUILDINGS

	DEED RESTRICTION	COUNTY
FRONT	80'	40'
SIDE	60'	30'
REAR	80'	60'
RUNWAY	100'	-
HEIGHT	-	30'
HEIGHT LIMITATION AREA (INCLUDING ALL HANGARS)		20'

PLAN OF DEVELOPMENT FOR EAGLE ROOST AIRDROME

FOR RUNWAY PLAN & PROFILE SEE REPORT HEREWITH ALSO CASE Z74-13

N

Z78-2

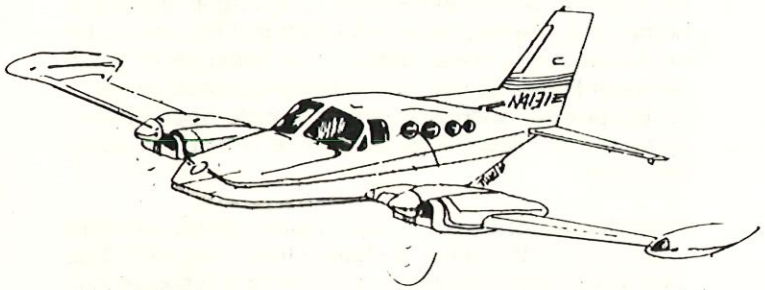
Eagle Roost Airpark

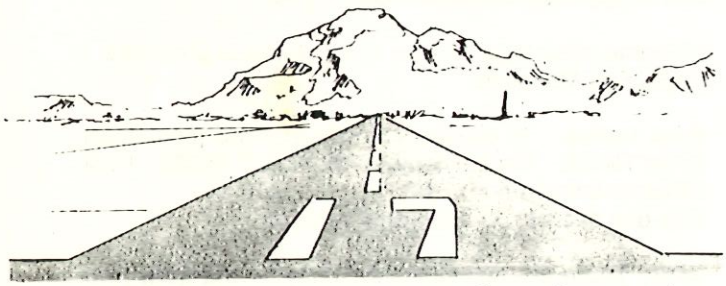
by

Realty Investment Company

Home Office
Box 10402, Phoenix, Az. 85064
Michael Sansone
(602) 678-0045

In Aguila
Shirley A. McKay
(520) 685-2445





Land it... in your own backyard.

Location. West central Arizona. 20 miles west of Wickenburg (the dude ranch capital of the world).

Eagle Roost - 65 miles WNW of Phoenix.

On PHOENIX Sectional Chart. Lat. 33 55' 00" N. Long. 113 10' 00" W.

Buckeye VOR 110.6 BXL Radial 315 , 30 N.M.

Aviation Services. Wickenburg - 18 miles.
Phoenix - 60 miles.
Prescott - 60 miles.
Blythe, California.- 75 miles.

Runway. Newly paved 3800 ft. N-S true bearing. Runway numbers are designated as 17 and 35.

There are no landing or take-off obstructions to the North which has a 1400 ft paved overrun in emergencies.

No obstructions to the South within 1 mile of the threshhold except desert growth.

The runway has a rise of approx. 20 ft from N. to S.

Runway Lights. Medium intensity lighting with automatic turn-on by five (5) quick clicks of aircraft radio on 122.9. To tunn-off, it takes seven (7) quick clicks. After lighting activation the lights automatically turn themselves off in 15 minutes.

Fire Protection. Fire station is located in Aguila just one & three-quarter mile from the entrance gate to Eagle Roost.

Town site of Aguila. Aguila is one mile North of Eagle Roost. It has services which includes community hall, library, several convenience markets, restaurants, service station, city park, post office, general auto parts, auto repairs. general stores and farm offices with packing operations. There are always workers and general laborers available for home construction and household maintenance.

Terrain. Level and slightly sloping from SE to NW which provides for excellent gentle surface drainage. The soil is a sandy loam and the farm areas around Aguila are famous for their 2 crops per year of growing. This sandy loam allows for maximum percolation, thereby, giving individual septic systems the premium disposal method. Gardening and growing table fruits and vegetables is a green thumb's delight. Visit the pilots who are growing plants like "Jack and his bean stalk".

Government Offices. Phoenix is the State Capital and county seat for Maricopa County .

Wickenburg has Sheriff's Station, City Police and a J.P. Court.

Aguila has an active fire and crime citizen posse with portable radios.

Taxes. Real estate tax assessments, in the Aguila area, is among the lowest in the county. Aguila is a townsite and not an incorporated entity. Therefore certain county services are not provided, which in tum cannot be a charge as a collectable towards a tax to property owners in the immediate area. Unless Aguila incorporates into a large community and needs local governing, taxes will continue to be low.

read pg 4 of amdmt to SV for S/B clarification dated 10/26/77

Recreation. The Colorado River is 79 miles West of the Colorado River. This is a No.1 area for water sports. The new Waddell Dam (the finest and largest interior lake in the western states) is only 45 miles East of Eagle Roost. You'll be hearing a great deal about this recreational lake in the near future.

Wickenburg (20 mi. E.) is a full shopping and service town with several resorts, dude ranches, golf courses, a tennis resort, riding academies and a top notched country club. All around Eagle Roost for miles and miles the government lands abound with outdoor recreational opportunities. 11,000 ft mountains at Flagstaff provide ski slopes within a 2 hour drive. There's no better fishing, skiing, hiking, rock hounding and hunting anywhere. State and Federal lands are open for public use.

The nearby mountains have many gold mines and Indian ruins to explore. There's opportunities for serious gold prospecting within 25 miles of Eagle Roost. The State of Arizona Minerals and Geology Departments will provide detail information and factual history for this enriched area. Ask Sansone about his mines and the professional data from the Geology Department of Arizona State University and several international exploration companies. These mine-sites are only 11 miles from Eagle Roost and they provide some of the most spectacular scenic and camping sites in the West. Bring a geologist's handpick, and get Sansone's maps and written permission to take some mineralized ore samples which are beautifully colored. If you need a pick we'll lend you one. In any event, bring your camera!

Weather. Eagle Roost is at 2,200 ft elevation. There is no smog. The air dry and clean. At this elevation it is 1,100 feet above Phoenix, so that, on an average Aguila is 5 to 10 degrees lower than Phoenix. However, this does not mean that it doesn't get hot in the summer, it certainly gets up to 100 or maybe 108. But the payoff is that it is much more dry than Phoenix since this area does not have all the sprinkled landscaping, swimming pools, trees, golf courses, paved streets, shopping centers, freeways and automobiles. The night are always much cooler after the desert rapidly gives up its heat shortly after the sun goes down. A good nights sleep will make any day a great day. Some dont get as much sleep as others because they are out at night reaching up to the stars that are so bright, clear, close and plenty of them. Sunsets and sunrises are spectacular. Of course all of these wonderful things also make for the finest unconjested and fun flying anywhere. It's your choice of any type of flying machine at Eagle Roost.

Rainy Spells. Yes, we have our rains from time to time to enjoy. The rains make a beautiful change to the desert flora, a real sight to behold. Our rain is uncontaminated. We have no hurricanes, mud slides, cyclones, typhoons, floods, snowstorms, tidal waves or any of that sort stuff.

Medical. A hospital and doctors offices are 20 minutes non-stop from Eagle Roost. A 90 minute drive will get you to Mayo Clinic in Scottsdale. A paramedic crew is always on standby with ambulance nearby in Aguila.

Schools. Aguila elementary. High school is by bus non-stop to Wickenburg. These schools rank high in their teaching and sports achievements. University and Junior colleges are 90 min to Phoenix.

Present Homes. There are 32 owner built homes in Eagle Roost at the time of this writing (1-1-95). There are 6 additional custom homes under construction. Most homes have hangars, either attached or free standing. Each parcel is on no less than a gross 5 acres. Consequently there is plenty of open spaces between each. There are homes that would cost an easy million dollars to replace. Then again there are homes that are desirable and functional that would be in the moderate price range. The variance of value between homes is not a concern since each owner is on his private ranch with plenty of wide open spaces and each is unique to itself. No one is trying to outdo the other.

Friendly Neighbors. Eagle Roost pilots concern themselves with the fun of sharing their flying with their pilot friends and neighbors. The owner's association in the community of Eagle Roost has been one of compatible pilots with a common goal, with a friendly and happy attitude towards each other.

All home-sites have a view of our famous landmark - Eagle Eye Mountain.

Post Office. In center of Aguila just two miles from Eagle Roost. The zip code for all mail is 85320. Post Office boxes rent for $7.00 / yr.
One day delivery to and from Phoenix.

UPS. There are two deliveries daily to and from your door. A UPS station is in Wickenburg.

Ownership of Runway, Taxi-ways, Roadways and Maintenance Equipment.
All of these items are owned by the owners of the land within Eagle Roost Airpark. The size Eagle Roost is a full section of land, which is 640 acres. The runway, taxi-ways and roadways are part of the common area that has been dedicated to a non-profit Arizona corporation, organized as Eagle Roost Management, Inc. Each of the 640 acres represents 1 share of the Corporation. Consequently each landowner has a share of all the common areas and equipment equal to his or her portion of land held within 640 acre Eagle Roost Airpark. 1 share (acre) has one vote in the corporation. There is no outside ownership or control regarding any facility within Eagle Roost.

Restrictions or CCRs. A copy of the Restrictions, flight operation regulations and amendments will be provided on request. Part of the restrictions are as follows:

Eagle Roost facilities are for the benefit of owners & their guests.

No mobile homes. No building prior to living facilities.

No building restrictions on time to start.

No commercial activities that encroach on residential zoning.

No off road vehicles to use common areas.

No unnecessary noise.

Plan approval of architectural committee. Mainly conventional design and desert tone colors.

Purchase Procedure. You need no money when you come to buy in Eagle Roost. After you have agreed to terms and price, walked the parcel of land you have selected, you give us the name you wish to take title insurance and your mailing address. From this information we will open an escrow with a major title company. Escrow Instructions will be prepared and sent to you from the title company. If all is as agreed the Buyer will sign the Instructions and include the small earnest deposit as part of the purchase price. It usually takes two or three weeks for title search and insuring before final closing and recording of the deed. Owner financing on easy terms.

Utilities. Water, electric and phone lines are underground and are available to each parcel of land in Eagle Roost.

East-West Emergency Runway. The 5,000 cross taxi way at the North end of the Eagle Roost runway is used in the event of adverse E-W cross winds. This is suggested only at pilot's discretion. The emergency cross taxi way is depicted as Ivor Rd. or Handshake Taxi way.

Delicious Drinking Water. If you come to Eagle Roost you should bring along some empty jugs to fill with our water so you can enjoy a delicious drink of coffee or tea at your next breakfast. You'll love it.

Water Supplier. Municipal water is supplied by Aguila Water Services, Inc. P.O. Box 1086 Sun City, Az. 85351. (602) 566-0167.

The water company is operated by franchise from the State of Arizona and is govern by the Rules and Regs. of the State Corp. Commission, Utilities Div. with compliance to State & County health provisions and requirements.

Water-Liquid Gold. This Valley of the Eagle sits on a canyon of subsurface pure potable water.

The Arizona Department of Water Resources has declared this Aguila Valley is not within it's water management area.

According to their Ground Management Code, "Assured Water Supply" means:

Sufficient ground water or surface water of adequate quailtywill be available to satisfy the water needs of the proposed use for at east 100 years.

Water wells, in this area, are unrestricted in the use of ground water.
This is very real asset in the area and will be for a long time to come.

The City of Phoenix paid $30,000,000 for ground water rights from acreage in this area for a future supply of domestic water to the City.

Land it..... in your own Backyard.

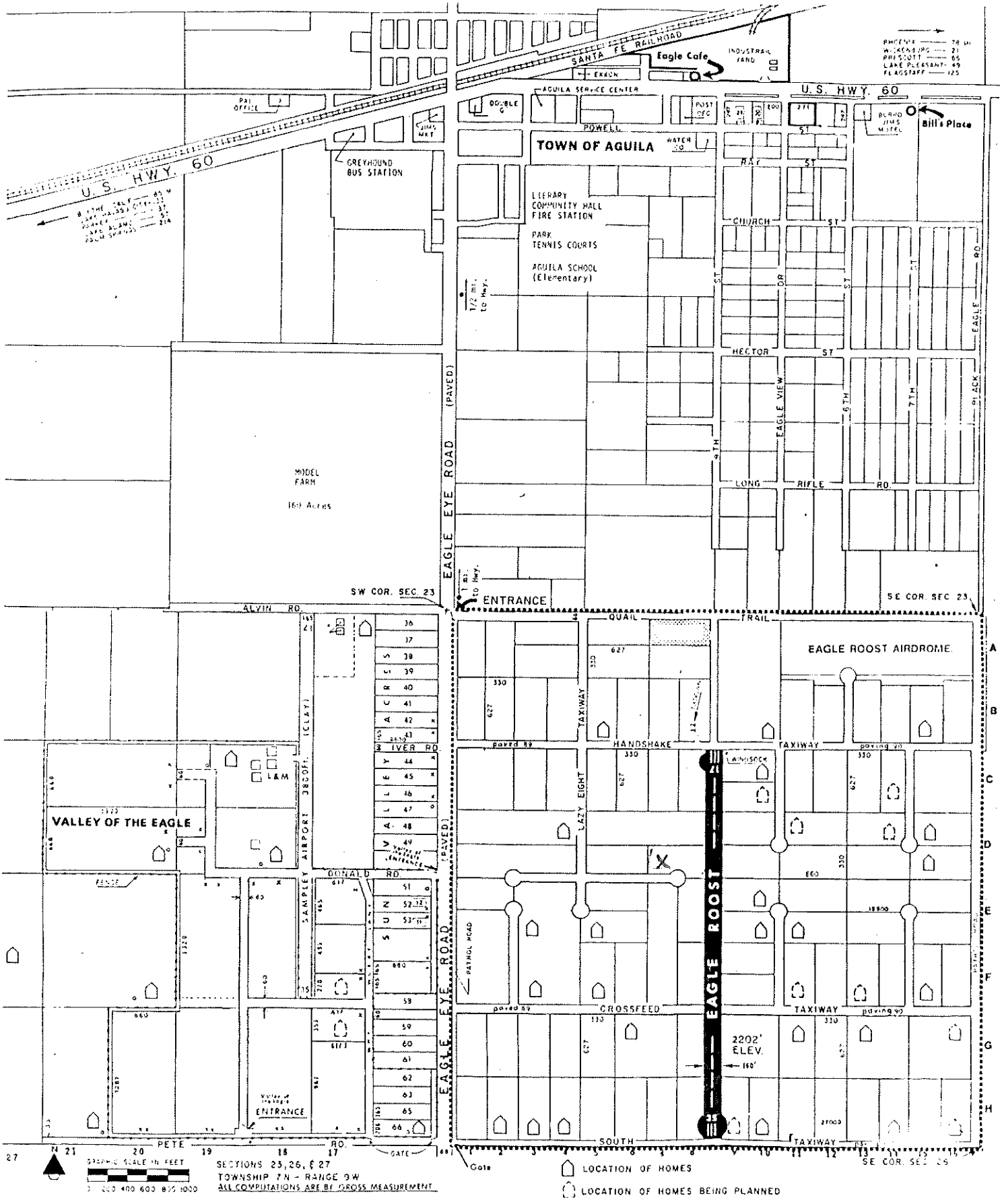
On-site Representative at Eagle Roost

Shirley A. McKay

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by
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U.S. HWY. 60
SANTA FE RAILROAD
Eagle Cafe
EXXON
INDUSTRIAL YARD
POST OFFICE
AGUILA SERVICE CENTER
DOUBLE G
POWELL
TOWN OF AGUILA
WATER TOWER
GREYHOUND BUS STATION
LIBRARY
COMMUNITY HALL
FIRE STATION
PARK
TENNIS COURTS
AGUILA SCHOOL (Elementary)
1/2 mi. to Hwy.
RAY ST.
CHURCH ST.
HECTOR ST.
LONG RIFLE RD.
EAGLE VIEW DR.
4TH ST.
6TH ST.
7TH ST.
BLACK RD.
EAGLE RD.
Bill's Place
MODEL FARM
160 Acres
EAGLE EYE ROAD (PAVED)
SW COR. SEC. 23
SE COR. SEC. 23
ENTRANCE
ALVIN RD.
QUAIL TRAIL
EAGLE ROOST AIRDROME
TAXIWAY
HANDSHAKE
LAZY EIGHT
EAGLE ROOST
2202' ELEV.
CROSSFEED
SOUTH
VALLEY OF THE EAGLE
L&M
SAMPLEY AIRPORT (CLAY)
IVER RD.
DONALD RD.
PETE RD.
GATE
Gate
SECTIONS 23,26, & 27
TOWNSHIP 7 N - RANGE 9 W
ALL COMPUTATIONS ARE BY GROSS MEASUREMENT
LOCATION OF HOMES
LOCATION OF HOMES BEING PLANNED