Eagle Roost Board Meeting November 19, 2025
Minutes dated November 23, 2025
Approved 12/17/25

The meeting was called to order by President Bob Symns at 9:05 followed by the Pledge of Allegiance and then the introduction of Board Members.

Board Members in Attendance: Bob Symns, Glenda Sorotski, Shirl Dickey, Brian Paden, Sherri Eiting, Julie Moore, Leigh Allen and Scott Porter. Board Members attending via video conference: Dale Zogleman.

Review and Approval of October Meeting Minutes: In past meetings a motion passed to not read the minutes unless a Board Member wants them read. October 15, 2025, Regular Meeting Minutes: Several changes/corrections were requested by Julie Moore, discussed and noted by Secretary Sorotski. Motion made by Scott Porter to accept the minutes subject to the changes requested by Julie Moore. Second by Shirl Dickey. Motion carries unanimously. October 31, 2025, Special Archtectural Committee Meeting Minutes: A couple of minor changes were requested by Julie Moore, discussed and noted by Secretary Sorotski. Motion made by Scott Porter to accept the minutes subject to the changes requested by Julie Moore. Second by Shirl Dickey. Motion carries unanimously.

Treasurer's Report: Refer to the attached Treasurer's Report dated October 31, 2025. Sherri Eiting questioned why the utilities increased compared to last month, why every expense item has not been sent for a second officer's approval, and stated that she feels she needs more information as a Board Member to be fully informed. Treasure Sorotski explained that the APS electricity bill does fluctuate from month to month depending on heat or air conditioning use. Treasurer Sorotski explained that she implemented a practice of expense review when she assumed the role of treasure due to the fraud loss of $1,215 in July 2023 under the prior Treasurer. However, in practice, it is cumbersome, time consuming and excessive risk mitigation for smaller dollar expenses. The first audit completed in September 2025 of the books for the fiscal year ending 3-31-25 revealed no issues or accounting errors. Therefore, it was recommended that only expenses exceeding $500 should be approved by a second board member, which is a reasonable amount given the scope of the expenses, budgetary line items and reasonable risk mitigation practices. Treasurer Sorotski changed the internal practice and has been getting approval from a second Board Member for expenses in excess of $500 since September 2025. Regarding additional information for Board members, Sorotski noted that outside of providing copies of every invoice and the bank statements, the monthly financial package includes details of each income and expense item along with budget monitoring. Further discussion ensued. The format of monthly financial report to the Board will not be changed.

Secretary Report: Refer to the attached Secretary's Report dated November 19, 2025.

Architectural Report: Refer to the attached Architectural Committee Report dated November 19, 2025. The Chair provided an update on the status of projects approved and in process. Three new projects submitted have been reviewed by the Architectural Committee and are recommended to the board for approval including: Herriman bathroom addition; Cammarato/Christie sunshade and Brewer/Perazzo room addition. Motion by Glenda Sorotski to approve the three projects. Second by Scott Porter. Motion carries unanimously. Much discussion regarding the architectural committee approval process whether the committee should approve building requests or whether it should act as an advisory committee, making recommendations to the board and the board making all approvals. Committee Chair, Shirl Dickey, recommends that it operate as an advisory. The subject will be further addressed when discussing the New Business agenda item, "Guidelines for the Architectural Committee Duties and Responsibilities.

Maintenance Report: See attached Maintenance Report dated November 19, 2025. Director Porter commented that inexpensive RFS radios are great to have in our vehicles to monitor air traffic as a safety measure when driving around the airpark.

Community Center Report: Julie Moore reported that Jay Daley worked with Gary Standhart to repair the exterior lights; and the door lock on the south door was repaired and seems to be working properly.

By-Laws and CC&R Working Group: Refer to the attached "Proposed Changes to Eagle Roost CC&R's document provided by the group. Much discussion was held regarding Section 9 – Livestock. Two options were presented. There was a suggestion to send out a poll to the membership on which option is most palatable among the membership. Claudia Terrill suggested that the poll includes four options: (1) no changes to the existing language which allows unlimited livestock (2) elimination of all future livestock but grandfathering in the existing animals (3) limit livestock to a maximum of 2 equine or (4) limit livestock to a maximum of 4 equine type animals.

Shannon Allen will assist Julie Moore to set up the poll. The verbiage will be sent to the Board in advance for review, and a test poll will be sent to the Board members to test the poll process prior to sending it out to all members. The poll will be anonymous. Maricopa County RU43 zoning will be reviewed to ensure that we do not recommend something that is less restrictive than what the count allows. Motion by Julie Moore to commission the CC&R Working Group to prepare an anonymous poll of the membership via Microsoft Forms regarding Section 9 - Livestock of the CC&R's to include four options per the language in the proposed changes document. The poll will be sent to all email addresses of record. Second by Leigh Allen. Motion carries unanimously.

Operations and Policy Manual Working Group: Bob Symns stated that the goal is to create a policy and procedures manual as a guide to simplify the processes for the Board of Directors and Members of Eagle Roost. Everything would conform to and/or refer back to the Bylaws and/or CC&Rs. Proposed policies include: Architectural Committee, maintenance, community center, financial, IT/Technology, security, welcoming group and community work groups. Guidelines for the architectural committee have been drafted and will be discussed under New Business.

Security Group: Leigh Allen has been researching a camera for the SW gate. He picked out one, but there is newer technology available now, and it will require further research. He is looking at programable cameras and transmitter equipment. Leigh will work with Gary Eisert to get a repeater to transmit with the North gate and Adam Weaver offered to assist. Discussion regarding a solar powered hot wire around the perimeter of the airpark to keep cattle out may also be a security enhancement and is relatively inexpensive to install.

OLD BUSINESS:

AWOS: Bob Symns suggested waiting until April or May to move it, as he can monitor it until he leaves next spring. He has the manuals and it will have to be reprogrammed. He suggests having it in a secure box so that access to the equipment is limited. It can be moved in one day with the infrastructure installed ahead of time. Members will be notified when it will be moved as it will be down during the transition.

CC&R Working Group: Discussion regarding the setback from the runway ensued. Mark Rebholz offered historical information on his property and why the county required him to change the setback on his property from 130 feet to 180 feet because they approve permits based on our Special Use

Permit and disclosures on the site plan indicating that a property borders the Runway. A lengthy discussion about historical building projects, the original Special Use Permit, subsequent amendments and historical CC&R changes regarding the runway setback ensued. Motion by Glenda Sorotski to add to the proposed CC&R Changes Document for membership approval - a change to the runway setback from 130 feet to the original 180 feet. Second by Scott Porter. Voting Yes – Shir Dickey, Scott Porter, Brian Paden, Glenda Sorotski. Voting No: Julie Moore, Dale Zogleman, Sherri Eiting, Leigh Allen and Bob Syms. Motion declined.

Motion by Bob Symns to table the runway setback discussion to the next meeting. Second by Julie Moore. Voting Yes: Scott Porter, Leigh Allen, Shirl Dickey, Sherri Eiting, Julie Moore, Brian Paden, Dale Zogleman. Voting No: Glenda Sorotski Motion carries.

Guidelines for content of meeting minutes: Tabled until the next meeting

Historical Record Retention: Tabled until the next meeting

Board Boot Camp: Glenda Sorotski sent information to the Board members from the Mulcahy Law firm who offers a boot camp for board members to review 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 stated that we need to be more judicious with our time and need to get more functional. Sherri Eiting believes it is not a good use of our resources. Tabled until the next meeting.

Appoint Members for the Architectural Committee: The following members have volunteered to serve on the architectural committee: Mark Rebholz, Sharman Peters, Geroge Bartley, Maurice Colontonio, Gene Wilson, Curtis Aldrich, Gary Dyer, Tim Denver, Kim Porter. Committee Chair, Shirl Dickey, recommended Sharman Peters and Kim Porter, who are both full-time residents available to meet on demand, to review project submissions and make site visits, if necessary, to understand the scope of the project and documents submitted for approval stating that they are both very capable of reviewing submissions for compliance with the CC&R's. There was no discussion of the other volunteers. Bob Symns orchestrated a vote by ballot with each Board member voting for two of the volunteers. Sherri Eiting collected the ballots and tallied the results. Curtis Aldrich received five votes and Gene Wilson received six votes. They will serve as the two members at large on the Architectural Committee. Their terms will be determined when the architectural guidelines are finalized.

Guidelines for the Architectural Committee: Leigh Allen stated that the information presented by Julie Moore is a step in the right direction and would like to see more discussion on it, but that it be considered a "guideline" only and not a formal policy. The guidelines and checklists are being remanded to the committee (Shirl Dickey, Curtis Aldrich, Gene Wilson) and Board Members Julie Moore and Leigh Allen to fix up and refine before the next board meeting. There was further discussion on the authority of the approval for submitted building projects lying with the Board and the Architectural Committee acting in an advisory capacity only. Motion by Julie Moore that the board establish a policy of voting on the recommendations made by the Architectural Committee for building projects submitted for approval. Second by Leigh Allen. Motion carries unanimously. Dale Zogleman did not cast a vote as he dropped off of the video.

General Member Discussion: George Bartley offered observations based on his longevity at Eagle Roost and experience serving on the board stating: This meeting at 4 ½ hours is the longest he ever recalls and is indicative of board dysfunction; agendas contain too many topics to be contained in a reasonable time and shorten the meeting; minutes need to contain sufficient information to inform our

members what was discussed at the board meeting; he suggested setting spending limits for certain positions on the board, supported by invoices and budgeted appropriately.

Motion to adjourn by Brian Paden at 12:33 pm. No Second or vote. The members dispersed.

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
11-19-25

Ownership Changes – No changes to report.

Bank Accounts – No changes or updates to report.

Arizona Corporation Commission – No changes or updates to report.

Correspondence – Received notice that Marti Nielson will act as administer for the estate of Linda Gifford.

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.

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
11-19-25

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. Further review by the architectural committee is pending receipt of the information requested.
- Soendergaard – new hangar construction submitted on 11-16-25 is under review.

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

- Cammarato/Christie – sunshade
- Brewer/Perazzo – room addition
- Herriman – bathroom addition

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.
- Randy and Jane Boykin – 20' Shipping Container at 51122 W Iver Road. Container is on site. Status of installation is not known.
- Steve Murphy – New hangar at 48708 N. 513th Ave. Hangar is complete. A 40" concrete pad was poured, and a rock driveway will be installed in the future. The county requires a driveway before they sign off on completion.
- Ray and Muriel Ishizaka – New home construction at 512789 W William Road. Exterior is complete. Interior finish nearing completion. Home is expected to be completed by the end of the year.
- Oltman - new construction of home and hangar – approved in October. No work has commenced.

Projects Completed:

- Aldrich project completed. Temporary shipping container needs to be removed.

Architectural Committee Comments/Reminders:

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

Eagle Roost Management, Inc.
Maintenance Report
11-19-25

Equipment Purchased:

A new 45-gallon sprayer with a 10 ft boom was purchased, as approved by the Board at the October board meeting. Glenda Sorotski and Sharman Peters picked up the sprayer in Cave Creek, AZ. It was assembled the next day by Gary and Sharman Peters

Maintenance Completed:

All of the roads, taxiways, the runway and community center grounds were sprayed by the Director of Maintenance. Glenda Sorotski assisted and sprayed 507th, William Road and all of its cul-de-sacs.

Growth around the culverts on William Road were cleaned up with the weed whacker by Bob Cumback.

Mowing along the runway and clean up was completed.

Repairs Completed:

Cattle were getting into the airpark via the Pete Road fence. New barbed wire was installed on the Pete Road fence at the end of Runway 17.

Year to Date Expenses vs. Budget Through October 31, 2025:

Maintenance, Supplies, Fuel, Parts, etc. $1,023.22 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