

Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

www.eagleslandingestespark.com

Eagles Landing Condominium Association

Minutes of Board Meeting, January 21, 2017

The Board Meeting was held January 21, 2017 at Lis Lord's condo at 1010 S Saint Vrain Ave #G2, Estes Park CO 80517.

President Lis Lord called the meeting to order at 10:15am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Kostner, B2

Treasurer: Jim Buck, B6

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown (970)577-0327

No quorum was present so the meeting was held as informational only.

Minutes

The minutes from the October 15, 2016 meeting were reviewed and accepted by the board with one minor change. On page 2 under Attorney it is noted that the attorney owns unit C1, not C2 as originally indicated.

Presidents Report – Lisbeth Lord

Lis is fielding a lot of phone calls and emails about the state of snow shoveling and icy driveway. It was again discussed that no payment coupons will be sent for dues. Noisy neighbors are still a concern for some.

It was discussed that Joel should check email and check phone message twice a day. That way he does not need to be tied to his phone, but questions and concerns will be addressed in a timely fashion.

A January update will be sent to owners shortly.

Three bids have been gotten for the two roof replacements. This will be rolled into the construction loan once we can obtain the required number of bids for the drainage work.

More than likely the special assessment will be more than originally anticipated. In reviewing the finances for the last 3 years we also need to look into raising the HOA dues for 2018. In 2016 we spent more than we brought in.

Financial Report – Vi Carpenter

The checkbook balance as of today's date is \$30,974.36. The reserve account is \$14,785.93 with total cash on hand of \$45,760.29.

Maintenance Report – Joel Brown

Joel put in 237 hours in the 4th quarter of 2017 for an annual total of 1088 hours.

The main issues being dealt with are the state of snow shoveling and icy parking lot. Adam was hired to shovel snow for us this year and we have received several complaints about his work. Joel is attempting to find someone else to take over the shoveling duties. Discussion of sanding/salting the parking lot was brought up. The snow plowing service does not offer this service and as of right now we don't have a way to sand ourselves. Joel is looking into options. Let's hope for warmer weather!

The drainage construction issue is on hold as we are waiting for the end of the month for our 2nd bid opening. We need 3 bids to secure the construction loan, but as of yet, we have not been able to get 3 bids. An email will be sent with the outcome of the bid opening and voting will be done by email or a special meeting tentatively scheduled for 2/18/17.

Joel is dealing with the issue of a leaking water heater affecting 2 units and the insurance company. Liz to write an email to the owner of B3 stating that the work needs to be inspected and proper permits pulled for the job.

Unit B4 is already having water issues in the crawl space. A sump pump has been placed to temporarily handle the issue until we can get the drainage construction underway.

Unit E5 is requesting to install a window air conditioner. No issues were seen and Lis will contact them with the ok to move forward.

New Business

A request by a former owner for a refund of \$50 was presented to the board and after reviewing Vi's records it was deemed that we do not owe the former owner. Vi had drafted a letter to the homeowner. Vi and Lis signed the letter and Lis will deliver to the former owner.

Lis reviewed the process for the construction loan and possible timelines. We are at the mercy of the bank requirements and working with Van Horn to secure the required bids.

More buckets with sand will be placed around the property to help deal with the ice. The freezing rain really made a mess.

The next regular meeting is set for April 15, 2017.

Updates on the drainage project will be sent to the board via email.

Meeting adjourned at 12:36 pm.

Erika Goetz, Secretary