

Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

www.eagleslandingestespark.com

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Minutes of Board Meeting, April 15th, 2017

The Board Meeting was held April 15th, 2017 in the Wasson Room at the Estes Park Library, Estes Park CO 80517.

President Lis Lord called the meeting to order at 10:09am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Goetz, B2

Treasurer: Jim Buck, B6

Warren Chalmers via phone

Pat Duddleston via skype

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown (970)577-0327

Owner: Maria Karr F2

Absent: Janet Lee

Minutes

The minutes from the informational meeting on January 21st were reviewed and accepted as written by the board.

Presidents Report – Lisbeth Lord

- Sent letter to B3 asking that Joel inspect water heater connection before wall is reconstructed and that they pull a permit from the town.
- Contacted Phil Musser to be our legal advisor. Mr. Musser met with Joel and I we created a list of items of interest to the board. A letter of agreement will be forthcoming.
- Contacted E-5 with permission to add air conditioner.
- Sent update to all owners and residents.
- Delivered response to inquiry about \$30 to M.Talea at Village Pizza. Letter never made it to him. Wrote new letter and Vi delivered it to McDonald's.
- Met with M. Talea to explain why the HOA does not owe him \$30.
- Purchased and mailed sympathy card to Joan Cueva.

- Call from Judy Anderson regarding noises in building A. Both of her renters are complaining, Roof exhaust fans? Could not resolve.
- Fielded calls about where to send keys.
- Received complaint about smoker tossing butts in the weeds on the east side of building E and the number of butts landing on 2 patios. Joel and I could not connect with renter and he did not call us. Finally called Range Property Management and they cleaned up some of the damage. Our big concern here was the risk of starting a fire.
- Contacted bank several times about construction loans.
- *Contacted Van Horn* for updates and modifications to original plan.
- Contacted one roofing company to answer questions.
- Consulted with Vi on financials.
Tried to track down a signed copy of Joel's contract, letter of understanding without success. Matter has been referred to attorney .
H1 request to walk dog in wild triangle behind G and H granted.
Son had been challenged by an owner.
Consulted with Jim Buck regarding history of ELCA.
- Worked with Jim Buck on budget for 2018 and special assessment
- Met with bank vice president to verify loan requirements.
- Communicated regularly with Joel about projects, day to day operations, ec.
- Reviewed work orders with Joel.
- Met with Van Horn for updates.

Financial Report – Vi Carpenter

The checkbook balance as of today's date is \$34,908.00. The reserve account is \$18,786.34 with total cash on hand of \$53,694.34.

The Eagles Landing HOA has found an attorney who will represent us, Phil Musser in C1. The Board reviewed the contract that he drew up and a motion was made by Jim Buck, seconded by Warren Chalmers to approve and sign the contract. Motion was carried unanimously.

Maintenance Report – Joel Brown

Joel put in 184 hours in the 1st quarter of 2017.

Joel has been working with B3 and the water heater issue, being the go between the 2 units involved and the insurance company.

Joel has secured 3 bids for the roofing project, has a new design for future stair replacements, and has been working with Van Horn on the drainage issue. All of these issues will be discussed in further detail under new business.

Liz to work with the attorney to figure out who is responsible for patio repairs/replacements. We have 2 patios currently that are unsafe.

Joel to get a bid for tree removal by A building.

Joel to also get bids for repainting of buildings. The last building painted was in 2012. We are overdue to paint. Building D is next on the rotation.

New Business

Liz updated the board on the bank loan for the special projects. The interest rate is set at 5.75% and approved for \$220,500. The loan is set to close on May 1st.

Liz updated the board on the status of the drainage project. A bid was approved to hire Cole Excavation as contractor. The contractor is currently out state and will have final numbers to Liz next week as changes were made to the original bid. An email vote will be sent out by Liz to the Board once the numbers have been finalized.

A new design for stairs was presented by Joel. The board liked the new design and is willing to test the new design out the next time a full set of stairs needs to be replaced. This led into a conversation about replacement of sidewalks with the drainage project. A motion by Jim Buck, and seconded by Erika Goetz that all future sidewalks be concrete and not pavers. Motion carried unanimously.

Three bids for the roofing project for buildings F & G were presented to the board. A motion was made by Erika Goetz and seconded by Pat Duddleston to hire B&M Roofing of Colorado for the project. Motion carried unanimously. Liz to negotiate the price down to match the lowest bid.

Liz presented the board with options for the special assessment. Liz would like to see the assessment set at \$6,000 per unit. Liz is prepared to mail the assessments to the owners with options to pay in full, 2-\$3,000 payments due on June 15, 2017 and January 15, 2018, or \$200 per month for 30 months. A motion by Jim Buck, seconded by Pat Duddleston to approve the special assessment as outlined above with the caveat that Liz Lord renews the HOA's registration with the Colorado Division of Real Estate prior to issuing the assessment. Motion carried unanimously.

Other items

Jim Buck noted that the snow plow created quite a bit of damage to the railroad ties this winter and repairs need to be done.

The board is tentatively set to meet again on June 10 at 9:00am to review the 2018 budget and to prep for the July meeting.

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

Updates on the drainage project will be sent to the board via email once the numbers have been verified.

Meeting adjourned at 12:50 pm.

Erika Goetz, Secretary