

**Eagles Landing Condominium Association  
Minutes of the Annual Homeowners' Meeting  
Saturday, July 15, 2017**

**Attendance:**

**President: Lis Lord G2**

**Secretary: Erika Goetz B2**

**Treasurer: Jim Buck B6**

**Member at Large: Warren Chalmers C3**

**Member at Large: Pat Duddleston E3**

**Member at Large: Janet Lee D2**

**Bookkeeper: Vi Carpenter**

**Owners: B4, C6, E2, E3, E4, F2, F5, H3, H5**

**Proxy: A1, A3, A5, B1, C5, D5, D6, F4, G5, H2**

The annual meeting of homeowners of the Eagles Landing Condominium Association was held in the dining room at Good Samaritan, 1901 Ptarmigan Trail, Estes Park. The meeting was called to order at 3:00 P.M. by President Lisbeth Lord.

Directors and association employees were introduced.

Homeowners and guests introduced themselves.

A quorum was established with 15 owners and 10 proxies. (See above.)

Minutes from 2016 annual meeting were reviewed by the membership. Roger Gunlikson made a motion; seconded by Frank Kaplan that the minutes be approved as written. This was unanimously approved.

Lis Lord presented the President's Report. Lis continues to deal with noise complaints, animal complaints, vehicle complaints, smoking, littering and various other issues. Lis stressed the need for owners of rental properties to inform their tenants of the rules and regulations of the HOA. The Board continues to work on the drainage issue and recognize that it's taken a lot longer than we all hoped. Progress is being made to secure a construction loan and to find contractors to complete the work.

Joel was not in attendance but had provided a maintenance review. Joel had identified maintenance issues that need to be completed and he has also compiled a list of items that should be completed over the next 5-10 years. Immediate concerns are the drainage issue, tree removal, roof replacement, chimney chases and stair/patio repairs.

Jim Buck presented the proposed budget for 2018. Jim has called all of our vendors and rates continue to rise. Upper Thompson Sanitation continues to be our largest expenditure and they are expecting an increase of 8.5% next year. Most other services will be in the 3-4% range. We continue to cover our standard expenses but we are not building our reserves. At the last regular Board meeting the Board

voted to increase the monthly assessment to \$210.00 per unit starting 1/1/2018. This will allow the HOA to cover expenses, but also increase how much we are putting in reserves for repairs and maintenance.

Motion made by Wayne Wendell, seconded by Frank Kaplan to accept the budget as presented by Jim Buck. Motion was unanimously approved.

Vi Carpenter reviewed the financials to date. Checkbook has a balance of \$28,118.08 with \$21,786.83 in reserves for a total of \$49,904.91 on hand.

Wayne Wendell made the motion; seconded by Rosemary Anderson to accept the slate of directors including new board members, Frank Kaplan & Maria Karr with Dave Snyder as an alternate. This was unanimously approved.

Lis will send a letter to owners with the special assessment amount and due dates once the numbers are finalized. The Board is hoping to keep this under \$5,000.00 a unit. We should know more the beginning of August.

The board will meet immediately following the annual meeting to elect officers and to review the bank loan with Bank of Colorado.

The next regularly scheduled board meeting is October 14, 2017 (location TBD).

The meeting was adjourned by Lis Lord at 4:12 P.M.

Erika Goetz, Secretary