Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

<http://eagleslandingestespark.com>

**Eagles Landing Condominium Association**

**Minutes of Winter Board Meeting, January 17, 2015**

The Winter Board Meeting was called to order by President Matt Rion at 10:15 am on January 17, 2015 in the Wasson Room of the Estes Valley Library.

**Present were:**

President: Matt Rion, D5

Secretary: Jim Buck, B6

Treasurer: Lis Lord, G2

Member-at-Large: RoJean Werner, G3

Member-at-Large: Janet Lee, D2

Member-at-Large: Karen Dunbar, F5

Bookkeeper: Vi Carpenter

Owners: Stephen Bendit, A4; Mahmoud Talea, C5

**New Business:**

A6 needs covering over the deck bladder. Recently there was water damage to Stephen Bendit’s unit (A4). The bladder on A6 was repaired by Apex Roofing. Currently there is not a cover over the bladder. Apex Roofing strongly recommends a cover or the bladder can be damaged by the sun and sharp objects. The owner of A6 will be contacted by Matt Rion. The owner states that the carpet which was removed and discarded in 2013 was in good condition. Apex Roofing will be sending us a letter stating carpet can’t be salvaged when a new bladder is installed.

**Quarterly Financial Report:** Vi Carpenter

The expenses for 2014 were $125,373.29. Income for 2014 was $101,940.00. The flood expenses were $57,171.35. During the year, our CD was transferred to the Reserve Account to help pay for the flood expenses. Total cash on hand is $43,905.87. Lis Lord made the motion, seconded by Jim Buck, that the report be approved as read. This was approved unanimously.

**President’s Report: (See attachment)**

**Old Business:**

Rules violation:The owner of C1 continues to disregard the dog leash rules. On February 1, 2015, fines for January will be imposed.

 Vice President position: This matter is tabled until the next meeting.

**Executive Session**

The President called the Board into Executive Session at 11:00.

**New Business:**

Joel Brown, a candidate for Property Manager, was interviewed by the Board. Questions and answers were provided by the Board members and by Joel Brown. Discussion followed after Joel departed. RoJean Werner made the motion, seconded by Lis Lord, that we offer the Property Manager position to Joel Brown. He will be paid $1300/month and will be working an average 12 hours/week. This motion was unanimously approved. Matt Rion will walk the property with Joel on January 19, 2015.

**Review of Maintenance Items:**

Matt presented a list of maintenance issues. Discussion of these was tabled until the next meeting.

**Association Laptop:**

Vi Carpenter would like to purchase the old Association laptop. Matt researched the value of the laptop. E-bay suggests the value is $85-$250. Matt suggested we sell the laptop to Vi for $125. Lis Lord made the motion, seconded by Jim Buck, that the laptop be sold to Vi for $125. This was unanimously approved.

**Budget Review:**

 Lis Lord and Vi Carpenter volunteered to review the 2015 budget to determine if any cuts can be made.

**Open Discussion Items:**

 A general letter will be emailed to all owners regarding dog leash rules and outdoor lighting rules.

Regarding the *Links* snow removal issue, Matt will be contacting the attorney for clarification of their responsibility. They believe they are being overcharged for the easement snow plowing.

 A letter was read from an owner stating he lost rental revenue in July, 2014 because mold mitigation work was done on his unit when it was occupied by a renter. The renter left before the end of July. The owner had spoken to our Property Manager with Jim Buck present, and asked not to perform mitigation work in his unit until after July 31, 2014. Discussion followed. Lis Lord made the motion, seconded by RoJean Werner, that we pay the owner for the lost rental income. This was approved unanimously.

 The current contractual agreement with our webmaster will be cancelled. The website has not been maintained since October, 2013. Matt Rion will take over these duties.

**Next Meeting:**

The Spring Board meeting will be held on April 18, 2015 at 10:00 am in the Wasson Room of the Estes Valley Library.

Matt adjourned the meeting at 1:08 pm.

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 Jim Buck, Secretary (rw)