

Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

<http://eagleslandingestepark.com>

Eagles Landing Condominium Association Minutes of Spring Board Meeting, May 9, 2015

The Spring Board Meeting was called to order by President Matt Rion at 10:10 am on May 9, 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: Janet Lee, D2

Member-at-Large: Karen Dunbar, F5

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown

Owners: Warren and Janette Chalmers, C3

Property Maintenance Report: Joel Brown (See attachment)

Quarterly Financial Report: Vi Carpenter

Our largest expense is Upper Thompson Sanitation. The bill is paid quarterly and is over \$5000 quarterly. The current checkbook balance is \$25,121.26. The Reserve Account balance is \$28,538.43. Total cash on hand is \$53,360.28. We are adding \$1000 per month to the Reserve Account. The Board accepted the report as read.

President's Report: Matt Rion (See attachment)

Old Business:

Rules violation: The owner of C1 continues to disregard the dog leash rules. Fines for March and April will be submitted to their attorney.

Flood update: Darrell Yarnall's investigation of the flood mitigation for the affected buildings is complete. Rainbow International was contacted by Mr. Yarnall. No further investigation is proposed at this time.

Review of Maintenance Items:

1. The sidewalk by B building will begin the week of May 11, weather permitting.
2. The gutter and interior water damage at C3 to be addressed.

3. Determine the cause of the deck pulling away from G4.
4. Outside lighting at H3/H4 to be repaired.
5. Loose stairs. (See Maintenance Manager's Report)
6. Swap the parking spaces for E3, E4, and E6. The error was made during the parking lot resurfacing last fall.
7. Consider a new fence on the east side of B building to prevent occupants from walking/ruining the grass.

New Business:

Review of Budget for 2015-2016: Meeting to be conducted via the internet.

Links Snow Removal Discussion: Lis Lord and Vi Carpenter to write a letter to the Links regarding the non-payment for snow removal. This is the area from Highway 7 to their property.

Mowing Frequency: To save money, the property will be mowed twice a month instead of weekly, unless otherwise scheduled.

Snow Removal from Sidewalks: Our snow shoveler will not be returning for next winter. A replacement will be hired at a later date.

President's Position: As stated at the last Annual Meeting, Matt Rion will be leaving the President's position after one year. A new president will be nominated at the next Annual Meeting.

Annual Meeting:

The ELCA Annual Membership Meeting will be held on August 15, 2015 in the Hondius Room of the Estes Valley Library.

Matt adjourned the meeting at 1:08 pm.

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Jim Buck, Secretary
(rw)