

# Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

<http://eagleslandingestepark.com>

## **Eagles Landing Condominium Association Minutes of Annual Membership Meeting, August 15, 2015**

A quorum was established with 14 owners present and 13 proxies.

### **Present were:**

President: Matt Rion, D5, 970-480-7577

Secretary: Jim Buck, B6

Treasurer: Lisbeth Lord, G2

Member-at-Large: Janet Lee, D2

Member-at-Large: Karen Dunbar

Member-at-Large: RoJean Werner

Bookkeeper: Vi Carpenter, 970-586-4038

Maintenance Manager: Joel Brown, 970-480-7071

Owners: A3,B5,B6,C3,C4,D1,D2,D5,E2,E3,E4,F5,G2,G3

Proxies received from unit owners: A1,A6,B4,C2,C5,D3,D6,F4,G1,H2,H3,H4,H5

The Annual Meeting was called to order by President Matt Rion at 1:07 pm on August 15, 2015 in the Hondius Room of the Estes Valley Library.

### **President's Report: Matt Rion**

**(See attachment)**

The highlight for the year was the hiring of the Maintenance Manager. Joel Brown is doing an outstanding job and has worked extra hours since being hired. Our snow shoveler has resigned and we need a new resource for 2015-2016. The website has been updated and continues to be a work in progress. New email accounts have been set up for the President and the Maintenance Manager. This will allow future Presidents and Maintenance Managers to keep their personal email addresses private. Matt will be resigning from the Board but will be available as an advisor for any technical issues such as the website, email or Google Voice phone set-up at no charge to the Association.

### **Maintenance Manager's Report: Joel Brown**

**(See attachment)**

Joel has been working with CDOT and the Town of Estes Park to solve the water issue in C3. Their patio and other areas flood after a heavy rain. Water has been temporarily diverted to the parking lot. In the future a curb and gutter will be added by CDOT to divert the water to the golf course.

We have had a problem hiring a landscape person this summer. Recently we hired a person to trim and clean up the property. Next year we may be hiring people from the valley.

The stairs on the north side of some buildings are in bad shape. The city is concerned about how the steps are designed. Steps in the worst condition are those leading to C6. Also, the deck on one building is separating from the building. Work on that deck will begin in the near future.

Joel will be supplying paint to the owners who want to do touch-up painting.

Two roofs will need to be replaced in the near future.

Rock will be placed by the new sidewalk by B building. The lowest bid is \$1200. Joel may purchase the rock in Loveland and transport it himself to save money.

The number one task this fall is to clean and repair the gutters.

Some parking lot space markings need to be changed to correct an error.

Rodents are an issue in Estes Park at this time. Voles are invading our property.

Joel still needs keys to many of the units. If a fire developed in a unit and the key is not available, the Fire Department may need to break the door for entry.

**Financial Report: Vi Carpenter**

Since January, 2015, \$11,284.80 has been spent on Capitol Improvements. Most of the money has come from the Reserve Account. The lawn service remain high and is \$1315 for the month of August. Upper Thompson Sanitation continues to go up due to the flood in 2013. Snow removal so far this year is reasonable at \$4075.00. American Family Insurance is nearly \$7000 through August.

The financial records have been audited for the year and no problems were noted.

The current checkbook balance is \$18,486.75. The Reserve Account balance is \$31,539.14. Total cash on hand is \$50,025.89. Roger Gunlikson (E2) made the motion, seconded by Frank Kaplan (C4), that the financial report be approved as read. There was unanimous approval.

**Budget Proposal 2016: Lisbeth Lord**

The budget proposed has not changed much from this past year's budget. \$1000 per month will be added to the Reserve Account. Our largest increase from last year is for our Maintenance Manager; in 2014 we did not have an active Maintenance Manager for much of the year. Lisbeth reviewed the categories for the proposed 2016 budget citing increases/decreases from 2015. The budget is balanced and there will not be an increase in HOA dues. Frank Kaplan (C4) made the motion, seconded by Mary Ann Baughman (A3) that the 2016 Budget be approved. There was unanimous approval.

**Old Business:**

Rules violation: Leash law infractions continue. Fines have been levied. Further action may be required.

Outdoor lighting: Outdoor lights need to remain on. Some have complained that the light bothers their sleep. Perhaps a lower wattage bulb is the answer. At this time, some unscrew the bulbs and one unit shuts off the circuit breaker. A letter from this owner has been received and a response from the Board will be forthcoming. Notices will be handed out to offenders. This rule will be enforced.

**New Business:**

Matt Rion will be leaving the Board at the end of August. He works full time and states that he just doesn't have the time to serve on the Board. He will help update our website and email account. The Board thanks him for his hard work the past year.

Karen Dunbar, Member at Large, will be leaving the Board when her unit sells.

Links Snow Removal Discussion: There has been a discrepancy between The Links Condominium Association and Eagles Landing Condominium Association figures for several years concerning the snow plow costs for the north driveway. At one time they were charged 20% of the entire bill, rather than 20% of the easement. They haven't been charged in three years. They were billed for 2015 but didn't pay. The remaining balance is \$354.24. Lis Lord made the motion, seconded by RoJean Werner that we pay the Links the remaining balance of \$354.24 and start billing them this fall season. This was unanimously approved.

**Fall Board Meeting:**

The Fall Board Meeting will be held on Saturday, October 17, 2015 at 10:30 am in the Wasson Room of the Estes Valley Library.

**Adjournment:** Frank Kaplan made the motion, seconded by Ron Montgomery, that the meeting be adjourned. This was unanimously approved. The meeting was adjourned at 2:19 pm.

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Jim Buck, Secretary (rw)