

# Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

<http://eagleslandingestespark.com>

## Eagles Landing Condominium Association Minutes of Board Meeting, January 16, 2016

### Present were:

President: Lisbeth Lord, G2

Secretary: Jim Buck, B6

Treasurer: RoJean Werner, G3

Member-at-Large: Warren Chalmers, C3

Member-at-Large: Pat Duddleston, E3 (via telephone)

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown

Owner: Frank Ponzer, B1

The Meeting was called to order by President Lis Lord at 10:09 am on January 16, 2016 in the Wasson Room of the Estes Valley Library.

### Minutes

The minutes of the October 17, 2015 meeting were reviewed and accepted by the Board unanimously.

### President's Report—Lis Lord

Lis received a letter from a homeowner pertaining to Association business. This will be discussed during Executive Session.

The Association was reinstated with the State of Colorado as an error had been made during the annual registration process.

Director updates were discussed once again.

#### Directors and Terms:

<u>Director</u>	<u>Term Began</u>	<u>Term Ends</u>
Lisbeth Lord	2014 (3 years)	2017
Jim Buck	2014 (3 years)	2017
Pat Duddleston	2015 (3 years)	2018
Warren Chalmers	2015 (1 year)	2016
Janet Lee	2014 (3 years)	2017
RoJean Werner	2014 (2 Years)	2016

Jim Buck made the motion; seconded by Warren Chalmers to reaffirm the current Board members' terms. This motion carried unanimously.

Warren Chalmers made the motion, seconded by Jim Buck to reaffirm the officers that were elected in 2015. This was unanimously approved.

#### Officers 2015-2016

President—Lis Lord

Secretary—Jim Buck  
Treasurer—RoJean Werner

### **Bookkeeper's Report—Vi Carpenter**

The Upper Thompson Sanitation charge will be \$1700 higher in 2016, due to flood damage in 2013 and system repairs and upgrades. Waste Management is still charging a \$100 fuel charge despite lower gasoline prices. Waste Management is the only commercial trash company in Estes Park.

The checking account balance is \$26,593.31. The Reserve Account has a balance of \$26,593.31. Total cash on hand is \$52,523.17. We have collected \$15,580.00 in dues this year. There are no late payments.

This report was unanimously approved by the Board.

### **Maintenance Update--Actions taken by Board members**

Last fall Warren Chalmers and Jim Buck closed the vents to the buildings. Many vents were broken and thus closure was impossible. A report was developed and will be given to the Maintenance Manager.

Two people were interviewed for the snow shoveling position. Erin Statz was hired and Warren Chalmers has been supervising. If any owners have complaints, they are to present them to Warren in writing. There have been no complaints.

As a reminder, only the Board members, the Maintenance Manager, and Erin are to use the equipment found in the storage shed. Otherwise, there is a liability issue.

A step has been replaced on the stairs leading to C6. Several steps should be replaced soon.

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

There is an ice issue again this year from frozen gutters. When gutters are replaced, Joel suggests covering them to keep the debris out.

Currently, the exterior lights are on during the day. Joel will handle this problem. As a reminder, the Association will replace burned out bulbs. Owners will be fined if exterior lights are deliberately shut off.

### **2016-2017 Budget—RoJean Werner**

The 2015-2016 budget was reviewed with implications for the next budget. In order of priority:

(1) The stairs leading to C6 need to be repaired. Joel suggests metal frames instead of wood to cut down on future costs.

(2) One building needs to have a new roof.

(3) Building D will need to be painted this year.

RoJean Werner made the motion, seconded by Warren Chalmers to hire an engineer to design a different type of stair. This was approved unanimously.

Due to the flood, substantial water flows to Building C during the rainy season. Highway 7 will be re-sloped this year which will help. Jim Buck made the motion, seconded by RoJean Werner to hire an engineer to look at the drainage problems of Building C.

### **Unfinished Business**

Process for hearing requested by homeowner:

A noise issue between two renters has developed. An owner has requested a hearing. The tentative date for the hearing is February 6, 2016. Each will be given 15 minutes to present their case.

**New Business:**

Collection Policy for ELCA:

The State of Colorado has adopted a revised statute requiring a written policy regarding the collection of unpaid assessments. A draft of this policy has been written and any changes will be made by the April Board meeting.

Management Company vs Volunteer Board:

The pros and cons of a management company were discussed. Further action is to be considered.

**Next Meeting:**

The next Board meeting will be at the Estes Valley Library in the Wasson Room on April 16, 2016 at 10:00 am.

The meeting was adjourned at 12:20 am. Executive session will follow.

Jim Buck, Secretary  
(rw)