

Eagles Landing Condominium Association

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www.eagleslandingcoa.com

Eagles Landing Condominium Association Minutes of the Fall Board Meeting, October 17, 2015

The Fall Board Meeting was called to order by President Lisbeth Lord at 10:07 am on October 17, 2015 in the Wasson Room of the Estes Valley Library.

Present were:

President: Lisbeth Lord, G2

Secretary: Jim Buck, B6

Treasurer: RoJean Werner, G3

Member-at-Large: Warren Chalmers, C3

Bookkeeper: Vi Carpenter

Owners: Zora Thoms, B4; Matt Rion, D5; Frank & Cheryl Ponzer, B1

New Business:

Matt Rion and Karen Dunbar have notified the Board in writing that they are resigning their Board positions. Jim Buck made the motion, seconded by RoJean Werner to accept these resignations. There was unanimous approval. RoJean made the motion, seconded by Jim to appoint Warren Chalmers (1 year term) and Pat Duddleston (2 year term) to complete the terms of Matt and Karen. There was unanimous approval.

Minutes:

The minutes for the August 22, 2015 and May 9, 2015 meetings were reviewed and approved by the Board.

Financial Report: Vi Carpenter

For the month of October, 2015 we have spent \$7,620.87. Our income for the month is \$6,650.00. Upper Thompson Sanitation remains high as the quarterly bill was \$5,051.25. For the current year, the income is \$83,160.00 and expenses are \$77,118.88. The checkbook balance is \$16,395.14; the Reserve Account balance is \$33,539.93. Total cash on hand is \$49,905.07.

Maintenance Report:

Joel Brown was unable to attend due to illness. Joel sent a report which was reviewed by the Board (See attachment). Jim Buck will contact Ted Allen, Mountain Challenge, to secure a written contract for snow removal for 2015-2016. The Board will be placing an ad in the local newspapers for a snow shoveler. Ted Allen will contact us if he knows of anyone.

Following discussion, it was decided that Vi will attempt to obtain a credit card to make purchases for the association easier.

New Business (continued):

Zora Thoms, B4 recently had a sump pump installed in the crawl space of her unit. The water table remains high from the 2013 flood. The first sump pump in our complex was installed in 2014 in C3. The Association paid for the pump and the unit owner paid the labor cost.

Old Business:

Safety Concerns—Outdoor lights need to be kept on by the walkways and front doors. This is a safety concern. Lights that are not on violate the rules. Owners that are in violation will receive a written notice from the Board. A 7.5 watt bulb could be used by owners that state a 40 or 60 watt bulb interferes with their sleep. RoJean Werner made the motion, seconded by Warren Chalmers that the outdoor lighting rule will be strictly

enforced beginning November 15, 2015. Jim Buck will continue to replace burned out bulbs about every two weeks.

Printing Costs—The issue of printing costs was discussed. Warren Chalmers made the motion, seconded by RoJean Werner to set up a printing account at the UPS store. This was approved unanimously.

Set dates for 2016 meetings—The following meetings have been scheduled for 2016:

Winter Board Meeting: January 16, 2016

Spring Board Meeting: April 16, 2016

Annual Membership Meeting: July 16, 2016 (followed by a Board meeting to elect officers)

Fall Board Meeting: October 15, 2016

Adjournment: The owners were excused and the meeting adjourned at 11:00 am, as the Board went into Executive Session.

Jim Buck, Secretary

(jb/rw)