

Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

www.eagleslandingestespark.com

Eagles Landing Condominium Association Minutes of Board Meeting, April 30, 2016

The Spring Board Meeting was held April 30, 2016 in the Wasson Room of the Estes Valley Library. President Lis Lord called the meeting to order at 2:02 pm.

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 (970)577-0327

Minutes

RoJean Werner made the motion, seconded by Jim Buck, to approve the minutes as written. There was unanimous approval.

Bookkeeper's Report --Vi Carpenter

The checkbook balance at the end of April, 2016 is \$24,505.54. The Reserve Account balance is \$30, 594.10, with total cash on hand of \$55, 099.64. Expenses through April, 2016 are \$9,596.99. Income through Association dues is \$7,590.00. The Upper Thompson Sanitation bill of \$5,478.75 every quarter remains a major expense. Currently, we are on budget and HOA fees have been paid by all.

Budget Proposal 2017 –RoJean Werner

The proposed budget for January 1, 2017-December 31, 2017 was presented. For 2016, the Association has spent 25% of the budget with the major expenses still to come in the summer-fall months. To complete the current and proposed projects submitted by the Maintenance Manager extra funds will be needed. Several options are available: increased HOA dues, a special assessment, or a bank loan.

Maintenance Manager Report –Joel Brown (see attached)

Current Projects:

- (1) H1—The deck is being repaired at the expense of less than \$1000.
- (2) A1—The chimney wall (SE corner) needs to be replaced. Some shingles will need to be replaced and the substructure will need to be assessed for damage. Estimate \$1200.
- (3) C5—The carpet on the front porch will be replaced at an expense of less than \$500 to complete the stair replacement and porch repair done in 2015.

(4) C6—The most significant safety issue on the property is replacing these steps. The engineering company has offered 3 proposals, but Joel prefers that these new steps look similar to the old ones. This expense will be between \$1200-\$3000.

(5) E building steps—to be done in 2017, cost less than \$7000

(6) Joel has received a second bid from L & D Landscaping for the summer mowing. They will charge \$225 per time.

(7) The estimate to replace a roof on F or G building from Apex Roofing (Fort Collins) is \$19,500. If leafless gutters are installed, the cost will be about \$5000 more.

(8) Painting one building this year will cost between \$5000-\$7000.

(9) C building was built below grade. An engineer recommends a trench be built to aid in drainage. Every building, however, was built to code in 1983. The cost for landscaping the north side of C building will be about \$10,000. The re-sloping of Highway 7 to the west ditch this year will lessen our water issue. Joel suggests the engineering company also assess the drainage by A and B buildings within the next 30 days.

President's Report –Lis Lord

Lis Lord spoke to Michael Westbrook, our attorney, and he wasn't familiar with the current collection policy required by the state pertaining to fines of unit owners. Lis suggested that the Association send out a letter to three attorneys so we can review their services and fees. The collection policy needs to be implemented once we have complied with current law.

Once the engineering report is presented to the Board, a special assessment most likely will need to be imposed on all owners.

Noise issue—A building. The emails from one renter continue regarding excessive noise. Lis Lord will contact Judy Anderson, Property Manager for Unit A5.

Letter from Frank Ponzer—His letter suggests numerous changes to the Eagles Landing property. He will be informed that Van Horn Engineering will assess the drainage situation by buildings A, B, and C within the next 30 days.

Adjournment

The meeting was adjourned at 4:17 pm.

The Annual Membership Meeting will be held July 16, 2016 in the Hondius Room of the Estes Valley Library.

Jim Buck, Secretary (rw)