

**Eagles Landing Condominium Association  
Minutes of the Annual Homeowners' Meeting  
Saturday, July 16, 2016**

Attendance:

President: Lis Lord, G-2

Secretary: Jim Buck, B-6

Treasurer: RoJean Werner, G-3

Member at Large: Warren Chalmers, C-3

Member at Large: Pat Duddleston, E-3

Member at Large: Janet Lee, D2

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown

Owners: A-5, B-1, B-2, B-4, B-6, C-3, C-4, D-2, D-5, E-2, E-3, E-4, F-2, G-2, G-3, H-5.

Proxies: A-1, A-3, B-5, C-1, C-2, D-3, D-6, E-5, E-6, F-4, G-1, G-5, H-2, H-3, H-4

Guest: Judy Anderson, property manager for several units

The annual meeting of homeowners of the Eagles Landing Condominium Association was held in the Hondius Room of the Estes Valley Library. The meeting was called to order at 1:30 P.M. by President Lisbeth Lord.

Directors and association employees were introduced. Homeowners and guests introduced themselves.

A quorum was established with 16 owners and 15 proxies. (See above.)

Minutes from 2015 annual meeting were reviewed by the membership. Wayne Wendell made a motion; seconded by Frank Kaplan that the minutes be approved as written. This was unanimously approved.

President's Report: Lis Lord has been a property owner since 2013, board treasurer and now is president. She thanked the volunteer board and employees Vi Carpenter, Joel Brown and Erin Schatz for their work and support all year. The greatest challenge this year has been drainage issues that continue related to the 2013 flood. Sump pumps have been marginally effective. "People" problems were also an issue this past year. Uncooperative owners and tenants made it necessary to contact an attorney for advice on rules violations. Steps became a safety issue. Two roofs have not yet been replaced and the cycle of painting of buildings needs to be reactivated.

Maintenance Report: Joel Brown reported that drainage issues are a current concern. A local engineering company has been hired to delineate our problems and come up with solutions. Standing water is being found in more crawl spaces. This is not just a problem for Building C. Steps have become a safety issue; the wooden steps are not lasting as long as projected. Joel is keeping an eye on them. The chimney housing on A-1 was recently rebuilt and another chimney will need similar attention; This is a water problem affecting the tiles. Erin Schatz has been a great help this year with snow removal and landscape cleanup.

Vi Carpenter updated the membership regarding this year's income and expenditures through June. Utilities, especially Upper Thompson Sanitation, and other recurring expenditures continue to go up. Expenses through June 30 are \$46,771 and income

through that date is \$61,490. Our biggest expenses occur during the summer and fall. We maintain a reasonable reserve account for projects although money is always tight. Total cash on hand is \$67,244.

RoJean Werner, Treasurer, reported on the proposed budget for 2017. The annual dues (income) bring in \$102,600. \$1000 each month is automatically put in the reserve account so our operating budget is actually \$90,600. After considering all the reoccurring obligations (insurance, sewage, trash, mowing, etc.) only \$2881 remains in the maintenance account. RoJean explained that to complete capital improvements, we should consider dues increase, special assessment and/or loans. Currently we are spending our capital reserve account for chimneys, steps, etc. at a rate faster than we can replace it. It was noted that the association will no longer provide payment coupons for monthly dues in an effort to save some money. Roger Gulikson made the motion; seconded by Frank Kaplan that the 2017 budget be approved. This was unanimously approved.

Lis Lord made a presentation regarding the drainage project and two roofs that are being considered by the board. This project will require a special assessment based on limited current knowledge. Last summer the board attempted to correct a serious water problem that was affecting C-3. Straw barriers were installed on the bank by highway 7 in an attempt to channel water away from the building. A sump pump was installed. During a hard rain, water comes up to the level of their patio doors and into the window well so eventually into the crawl space. A sump pump was installed which helps some. We realized that the situation needed to be corrected. As we explored a solution we realized that the problem went far beyond this building as multiple units were experiencing water (not just dampness) in their crawl spaces. We contacted Van Horn Engineering in Estes Park and have received a very preliminary report. Preliminary information recommends digging footers along some buildings and creating paths for the water to cross the property more efficiently. This project appears to be the result of changes to the water table and the flow of underground water because of the 2013 flood. The project would take approximately 30 days for excavation and creation. This will need to be followed by landscaping to replace what may need to be removed. The parking lots will also be disturbed in the process. Our water all eventually drains to the golf course and will continue to do so; the volume of water will not change. Costs are \$16,000 to Van Horn for survey, design and project management, \$80,000 for the actual excavation work and approximately that much to restore the grounds. Roofs on buildings F and G are still the original wooden shake. Their replacement is long overdue at the estimated cost of \$20,000 each. The Association is working with local banks to obtain a construction loan. (Rates are currently 5-7%.) Based on preliminary information, we believe that we will need to have a \$5000 special assessment per unit to cover construction and interest on the loan. One item that was brought up is the need to replace the steps on many buildings. After a lengthy discussion period, Wayne Wendell made a motion; seconded by Frank Kaplan that the Association hire Van Horn Engineering to do the designated work. This was approved unanimously. Ms. Lord thanked the membership for a good discussion and indicated that the board would consider signing the contract with Van Horn at the board meeting immediately following this annual meeting. The board will send updates (by email when possible) to owners regarding the progress of this proposed project.

Wayne Wendell made the motion; seconded by Frank Kaplan to accept the slate of directors including a new board member, Erika Kostner. This was unanimously approved.

The board will meet immediately following the annual meeting to elect officers and to consider the contract with Van Horn Engineering. The next regularly scheduled board meeting is October 15, 2016 at the library.

The meeting was adjourned by Lis Lord at 3:22 P.M.

Jim Buck  
Secretary