

Eagles landing Condominium Association

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Eagles Landing condominium Association
Minutes of Board Meeting, October 15, 2016

The Fall Board Meeting was held October 15, 2016 in the Wasson Room of the Estes Valley Library. President Lis Lord called the meeting to order at 10:15am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Kostner, B2

Treasurer: Jim Buck, B6

Member at Large: Janet Lee

Member at Large: Warren Chalmers

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

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown (970)577-0327

New homeowner: Maria Karr, F2

Janette Chalmers

Minutes

Motion by Jim Buck, seconded by Janet Lee to approve the minutes from July 16, 2016 as written. Motion was approved unanimously.

Financial Report – Vi Carpenter

The checkbook balance as of today's date is \$27,616.02. The reserve account is \$13,990.79, with total cash on hand of \$41,606.81. All major capital expenses for repairs to chimney's and stairs have been paid. Lis and Vi are dealing with the \$200 fine that was assessed as well as the refund of HOA dues received for the wrong association.

Maintenance Report – Joel Brown

Joel put in 205 hours last quarter and dealt with 51 phone calls. The repair to the stairs on building G was more than expected due to further repairs needed on the deck, gutter, and shingles.

Dealing with animal issues – raccoon home on a deck and identification of a wolverine den close by.

Joel will be presenting the board with a new design for steps for review. He is recommending metal steps as they will not deteriorate as quickly in our climate.

Basement vents will be closed and water spigots covered in the coming weeks.

Presidents Report – Lisbeth Lord

As with Joel, dealing with a lot of calls.

As per the email sent the screen door issue for C1 was denied.

Snow Removal

It was recommended to gather another bid to compare against Allen contract. Joel will request Allen to quote out snow removal when 4 or more inches is on the ground (previously 2"). An ad will be placed at the Mountain Store to try to find someone to shovel snow. Joel will get with another board member to conduct interviews when he receives applications.

Attorney

Lis Lord has typed up a letter to send to prospective attorneys. A new attorney is needed to update our legal documents such as rules & regulations and the collection policy. An attorney is also needed to advise us on contracts, represent us with homeowners, and look into our residential vs commercial designation. Rates will be reviewed when we have attorney options. The owner of C2 is an attorney and might also be an option.

Rules and Regulations

Pets at rental units continue to be a problem. Lis is dealing with the owner and their renter at C6 and the dog noise. It was brought to the board's attention that B3 may also be an issue. Once an attorney is retained patio storage will also be addressed.

Drainage Project

Lis and Joel met with Van Horn on Thursday October 13th to review the plans to address the drainage issue. Copies of the plans were provided to board members via email and were included in the board packet. The biggest problem is with C building, but A and B are also experiencing moisture issues. These 3 buildings will be the focus of the project. Three trees have been identified for removal in the scope of this project. French drains will be trenched, lined with fabric, drain placed, and filled with gravel to capture water and drain it away from the buildings. The drain for C building will drain towards the northeast and towards the golf course. Buildings A and B will drain under the parking lot and to the rock retaining area near the F & G building (this retaining area is already there). We are still waiting on bids for excavation so the estimates of cost given by Van Horn are +/- 30%. They are estimating costs to be about \$48,000-\$57,600 per building. Once the final bids and cost are given to us the amount of the special assessment will be determined. The special assessment will still include the cost of 2 roof replacements (buildings F & G) as well. The paperwork for the construction loan has been dropped off at the bank, we are just waiting on a final dollar amount for the project. The construction loan will be interest only for the 1st year @ 5%.

Motion by Jim Buck to approve up to \$500 in reimbursement cost to Zora Thoms for the rock project that was previously approved, seconded by Warren Chalmers. Motion carried unanimously.

Joel to get roofing bids and bids for parking lot repairs.

Vi to open a new bank account to collect the special assessment fees. A1 was recently sold and the seller paid \$5000 towards the special assessment for the new owner.

The next regular meeting is set for January 21st, 2017. At that time Lis will present an analysis of COA expenses and the possibility of raising the HOA dues will be discussed.

Updates on the drainage project will be sent to the board via email.

Meeting adjourned at 12:22 pm.

Erika Kostner, Secretary