

Eagles Landing Condominium Association

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Minutes of Board Meeting, October 14, 2017

The Board Meeting was held October 14th, 2017 at Liz Lord's condo, Estes Park CO 80517.

President Lis Lord called the Board meeting to order at 10:07 am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Goetz, B2

Treasurer: Jim Buck, B6

Warren Chalmers C3

Pat Duddleston by phone E3

Maria Karr by phone F2

Bookkeeper: Vi Carpenter

Maintenance Manager: Joel Brown

Absent:

Frank Kaplan C4

Minutes

The minutes from the July 15th meeting were reviewed. Moved by Jim Buck, and seconded by Maria Karr to approve the minutes as written. Motion passed unanimously.

Presidents Report by Lisbeth Lord:

Lis continues to receive a large volume of phone calls. She is dealing with a lot of complaints of patios used for storage and units with multiple vehicles. Unit D3 has sold.

Lis wanted to thank everyone for the on-time assessment payments as everyone is accounted for at this time.

Maintenance Report by Joel Brown:

Quarterly report was submitted for a total of 363 hours between July and September.

The drainage project is 60% done. The project is supposed to be completed by the end of the month. Leaf guards have been placed on the gutters that will be draining into the new drainage system.

Roof replacement on the F and G buildings will be starting on Tuesday. Expect parking to be an issue as dumpsters will need to be placed in the middle parking area for shingles. This project is expected to take no longer than 8 days.

A bid was submitted to replace gutters on building F & G for \$9795.00. Motion by Pat Duddleston, seconded by Jim Buck to replace the gutters on F & G if sufficient money is left after paying for the drainage project, roof replacements and painting of D building. Motion carried unanimously.

Attorney Phil Musser presented to the board the issues with updating the by laws, rules & regulations, and declaration. There currently is no language in any of the documents addressing rentals. The Board would like to move forward to update the documents to not allow short term rentals as this is posing a problem for people trying to purchase and the Board is dealing with a lot of tenant issues. Phil will work on language to make this change.

Lis will draft a letter to the owners of B3 to address the parking issues and the work truck.

Joel received bids for snow removal. Motion by Erika Goetz, seconded by Warren Chalmers to use MDF Maintenance Services. Motion carried unanimously. Snow to be removed from the parking areas when it gets to a depth of 4" and will be removed by a front-end loader.

Three bids were received for the painting of D building. Motion made by Erika Goetz, seconded by Jim Buck to approve the painting bid by MDF Maintenance Services. Motion carried unanimously. Painting will start after chimney replacements are finished if weather permits.

Owner requests from C5 for replacement of doors and windows at their expense. Board approved.

Request from A6 for electrical to be made available to her parking spot for her diesel truck. Electrical to be underground and at A6's expense, board approved.

Request from C3 for modification of patio. Board approved.

The next special meeting is set for November 11th, 2017 at Lis Lord's condo. Agenda items to include premises walk to inspect the drainage project, review of contracts for the property manager and accountant, and change to rules and regulations.

Meeting adjourned at 1:20pm.

Erika Goetz, Secretary