

Eagles Landing Condominium Association

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www.eagleslandingestespark.com

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Minutes of Board Meeting, January 6, 2018

The Board Meeting was held January 6th, 2018 in the Wasson Room of the Estes Valley Library, Estes Park CO 80517.

President Lis Lord called the meeting to order at 10:11am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Goetz, B2

Treasurer: Jim Buck, B6

Frank Kaplan

Maria Karr by phone

Pat Duddleston by phone

Maintenance Manager: Joel Brown (970)577-0327

Joe Gallagher – prospective buyer

Joel Brown gave an update on maintenance and project updates including priorities for 2018. Patios on E building need to be a priority for repair. They are sinking beyond use and are a liability. The sidewalk and landing between D & E building need to be repaired. Painting of D building will resume in the spring once temperatures allow. Seal coating of the parking lot also needs to be done. Erika Goetz mentioned that since we will be seal coating and remarking parking spots that we should look at trying to find a few more spots and or look at how the current spots are marked. Everyone agreed that parking is an issue in the summer.

Frank Kaplan made a motion to resolve to look into developing a parking pass system for Eagles Landing to be in place by 6/1/18, seconded by Jim Buck. Motion carried unanimously.

Motion by Frank Kaplan to resolve that dedicated parking spots be allocated based on minimizing distance from each unit and to consider appropriate spots for handicap parking to meet town requirements if required, seconded by Maria Karr. Motion carried unanimously.

The Board reviewed the Rules and Regulations as sent to the owners in December. Motion by Erika Goetz to approve the Rules and Regulations as sent to owners, revised in December 2017, seconded by Jim Buck. Motion carried unanimously.

Joel to post the updated and approved Rules and Regulations on the doors of the rental units.

Lis Lord brought a request from F5 to the board for a 3rd vehicle for 12 months. The Board discussed this issue at length as this request/issue is becoming more frequent. Motion by Erika Goetz to charge \$100.00 per month, payable on the 1st of the month for a 3rd vehicle. To be reviewed and renewed quarterly if the request can still be accommodated. Third vehicle must park in a visitors spot on the South side of H building or the North side of C or E, seconded by Frank Kaplan. Motion carried unanimously. This policy is to be reviewed in January of 2019.

Lis provided an update on the construction loan since she has been assuming the bookkeeping duties for the time being. The 2nd installment of the special assessment is due on 1/25/18. Most people have paid already. This process once it got going went pretty smooth. The board will review what, if any, money is left after the bill for the drainage project has been paid. Starting in February the HOA will move to monthly billing for American Family Insurance to allow for better budgeting of funds throughout the year. As of year end: \$4,957.19 in checking, \$26,086.90 in reserves for a total of \$31,044.09 cash on hand. 1st quarterly bill from Upper Thompson Sanitation has been paid totaling \$6,457.50. Lis has renewed the post office box.

Lis continues to field complaints about A6. Erika Goetz has provided pictures of vehicle and dog waste issues. This continues to be a problem and the tenant does not seem to want to change her ways. The Board agreed that the next course of action should be a letter from our attorney to the owner of A6. If the dog issues continue, then police should be called for violation of leash laws, and failure to clean up dog waste.

The trash dumpster continues to be an issue. The HOA must comply with providing a bear proof waste receptacle, but the weight of the metal lid is an issue for some of our residents. Joel Brown to contact Doering Disposal to see if we have other options, like plastic lids but still utilizing a bar to keep compliant with bear regulations.

Possible meeting dates were reviewed with the Board. Dates to be updated on the website.

Phil Musser arrived at 12:15pm to update the Board on the process for updating the Declarations & By-Laws. These documents need to be updated to bring them in compliance with Colorado law. The change to rentals will go in the Declaration and language having to do with fines will go in the By-Laws. Phil expects this can be done in a month or so.

Joel Brown asked Lis if he can proceed with coordinating contractors for the steps and landing of C building? This is work that needs to be done and was expected as a result of the drainage project. Lis asked him to wait for her to check bank balances. Costs expected to be around \$10,000.

Meeting adjourned at 12:41 pm.

Erika Goetz, Secretary