

# Eagles Landing Condominium Association

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[www.eagleslandingestespark.com](http://www.eagleslandingestespark.com)

Eagles Landing Condominium Association

Minutes of Board Meeting, March 17, 2018

The Board Meeting was held March 17th, 2018 at Lis Lord's condo, Estes Park CO 80517.

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

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Goetz, B2

Treasurer: Jim Buck, B6

Maria Karr

Pat Duddleston by phone

Maintenance Manager: Joel Brown (970)577-0327

Phil Musser – Attorney

Liz asked the group if anyone had attended the community meeting for the Wind River development. Three members had attended and gave a report to the group on the proposed 94 units going in across the street.

Lis Lord and Phil Musser led the group on a page by page review of the proposed updates to the by-laws. Highlights we talked about were: page 3 item 11A to declare conflicts of interest, page 4 item 15 reserve funds, page 5 item 2C dues due on the 1<sup>st</sup> and are late if received after the 10<sup>th</sup>. The board to allow payment plans of special assessments on a case by case basis. Page 6 item article 10 item 3 price for photocopies to increase to \$0.25/each.

Proposed changes to the Declaration include: verbiage that rental agents/representatives must follow all HOA by-laws, declaration, and rules. Short term rentals will not be allowed.

Talk of forming a homeowners committee to review limited common elements verbiage.

After discussing the capital improvements needed and the need to define limited common elements the board will discuss at the next meeting on April 28<sup>th</sup>.

The board discussed looking at other options for trash service. Doering can provide service at a cost savings to us. Erika asked if we had a contract with Waste Management. Lis to call and find out. If we switched to Doering there is an option to add recycling.

Patios on E building continue to be a concern. Estimates for Craftsman to do the work are \$22,000 for 2 patios. The board also needs to look at the concrete work on D building, estimated to be \$38,000.

Joel has identified several trees that need to be removed from the property at \$1200 each.

The HOA is still without a bookkeeper. Lis and Maria to sit down and go over the job description for that position.

Annual Homeowners meeting is scheduled for July 21<sup>st</sup> at Good Samaritan 3:00pm. Erika to update website.

Lis to verify and update the owners list.

Looking to identify people to fill board spots before the homeowners meeting.

Joel to put together a list of improvements needed and costs for the next meeting. Joel to do a walk of the property. Board is welcome to join.

Discussion of a gift for Vi to be given at the homeowners meeting.

4/28/18 meeting to review maintenance issues and limited common elements.

5/12/18 Meeting to review budget prior to homeowners meeting.

Meeting adjourned at 1pm.

Erika Goetz, Secretary