

# Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

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

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Minutes of Board Meeting, May 12, 2018

The Board Meeting was held May 12th, 2018 in the Makers Space of the Estes Valley Library, Estes Park CO 80517.

President Lis Lord called the meeting to order at 10:08am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Goetz, B2

Treasurer: Jim Buck, B6

Frank Kaplan

Maria Karr

Warren Chalmers

Maintenance Manager: Joel Brown (970)577-0327

Phil Musser – Attorney

Kathleen Furio – D6

Andrew Glasgow – E1

Lis has requests by owners that need board approval.

H1 would like to plant a lilac bush since the tree at the South entrance has been removed.

Board approved.

E1 would like permission to park a vehicle with vehicle cover for an extended period of time.

Board approved. Vehicle to be parked in their assigned spot.

Kathleen (D6) is looking to install windows and ceiling fans. Kathleen is to work with Joel for window uniformity.

Lis updated the board about B3. They are down to 2 vehicles with motorcycle and parking should no longer be an issue with them.

Three trees have been removed on the property.

Doering is unwilling to provide a written bid for trash service for us to use to try to get Waste Management to price match. We are under contract with Waste Management until next fall.

Lis confirmed that the letter for units facing the A-B corridor received the letter re: solar lights, kids toys, and other items was received. Some of these items have been cleaned up. Permission has been given to Joel and landscapers to remove items left on the lawn so that landscaping duties can be carried out.

The updated declaration and by-laws need to be sent out to the homeowners for approval. Motion by Frank Kaplan seconded by Jim Buck to approve the changes to the Declaration and to send them to the homeowners for approval. Motion carried unanimously.

Motion by Erika Goetz seconded by Frank Kaplan to approve the changes to the By-laws and to send them to the homeowners for approval. Motion carried unanimously.

Lis wrote a letter on behalf of the Board to send to Jacki Wiedow with the Town of Estes Park in regard to the Wind River Apartments voicing our concerns for the project.

Lis and Maria review banking information with the Board.

Operating account \$13,738.98

Special Assessment account \$13,836.78

Capital Reserve account \$5,247.34

Maria shared a profit and loss statement from the accounting she has entered Quickbooks and we are showing that we are spending more than we are taking in.

Painting of D building was budgeted but has not been completed. The board agreed that we should continue the project.

Jim Buck presented a proposed budget for 2019 that includes an increase towards capital reserves. This increase would necessitate an increase of monthly dues of at least \$50.00 per unit. With the list of capital improvements, another special assessment is also likely. The board is to discuss at the 6/9/18 meeting and come up with options for the homeowners meeting.

The board started to discuss the parking lot situation, but we don't have money in the reserves to cover repaving or resealing at this point. The parking lot has been put on the back burner until we can fund the project.

Joel has been in contact with the landscapers and landscaping/ mowing/ watering will start taking place next week.

The board reviewed the capital improvements list.

The board is to further discuss implementing a transfer fee at the June meeting.

We are no further in reviewing the bookkeepers job description.

Lis is putting together a list of prospective board members for the July election.

Meeting adjourned at 12:58 pm.

Erika Goetz, Secretary