

Eagles Landing Condominium Association

PO Box 206, Estes Park, CO 80517-0206

www.eagleslandingestespark.com

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Minutes of Board Meeting, June 9, 2018

The Board Meeting was held June 9th, 2018 in the Makers Space of the Estes Valley Library, Estes Park CO 80517.

President Lis Lord called the meeting to order at 9:14am.

Present were:

President: Lisbeth Lord, G2

Secretary: Erika Goetz, B2

Treasurer: Jim Buck, B6

Frank Kaplan, C4

Maria Karr, F2

Warren Chalmers, C3

Pat Duddleston, E3

Maintenance Manager: Joel Brown (970)577-0327

Phil Musser – Attorney

No guests in attendance.

Motion by Frank Kaplan, seconded by Maria Karr to approve the meeting minutes from January 6th, 2018 as written with the addition of unit numbers added to the board members. Motion carried unanimously.

Motion by Pat Duddleston, seconded by Maria Karr to approve the meeting minutes from March 17th, 2018 as written with the addition of unit numbers added to the board members. Motion carried unanimously.

Motion by Frank Kaplan, seconded by Pat Duddleston to approve the meeting minutes from April 28th, 2018 as written with the addition of unit numbers added to the board members. Motion carried unanimously.

Motion by Maria Karr, seconded by Frank Kaplan to approve the meeting minutes from May 12th, 2018 as written with the addition of unit numbers added to the board members. Motion carried unanimously.

Lis provided her presidents report:

We have approximately \$15,102 in our operating account, \$14,145 in the special assessment account, and \$6969 in savings (reserve account)

The steps for C building have been completed with a total cost of about \$22,000. The renter in C6 took a complaint about the stairs to the Town. The issue has been resolved.

Unit F4 has sold.

Warren gave an update on his conversations with CDOT about the drainage on HWY 7 and the new culverts to be installed. It appears that the culvert will be large enough to handle the run off and will be diverted to the North of our North entrance. However, there will be no curbing along HWY 7 to divert the runoff to the drain. This may pose a problem for us. It has been suggested to see if we, as an HOA, could pay for the curbing.

Lis gave an update on the Wind River project. The surrounding associations and Lexington area homeowners have formed a committee and have hired Dave Shirk to draft a letter of non-compliance. The committee is seeking funds to help pay for this defense. The goal of the committee is to get the density reduced for this project.

Joel gave an update for major maintenance issues. The grounds clean up crew has been on site and doing quite a bit of clean up for a total cost of \$1800. Joel has been working to fix sprinkler issues. D building has had major sprinkler issues. D5 stairs are the most likely ones that need replaced next. Patio repairs continue to be on the list of things needing to be done.

Jim presented the proposed 2019 budget.

We are currently going over budget for 2018 and utilities continue to rise. We are not putting enough away in reserves to cover unexpected costs. Jim has proposed an increase to reserves for 2019. In order to cover expenses, we need to increase dues.

Motion by Frank, seconded by Warren to increase monthly dues to \$280 starting on September 1st, 2018. Motion carried unanimously.

Maria handed out profit and loss statements from QuickBooks. These support that we are not covering our costs with our current dues. More than likely we will need another special assessment to be able to do much needed improvements around the complex.

Motion by Jim, seconded by Frank to hire Patty Brown to be our accountant. Votes: 2 votes for, 4 votes against, 1 abstained. Motion fails to pass.

Joel excused himself from the room as the board discussed the options for filling the accountant position. After much discussion a new motion was brought to the floor.

Motion by Erika, seconded by Pat to hire Maria Karr as our accountant provided that she steps down from the board effective at the end of the meeting today. Votes: 5 votes for and 2 abstained. Motion carries.

It was previously discussed to start charging when requests come in for information for closings or refinances. This is something that takes a lot of time to put together and the requester typically wants the information immediately.

Motion by Erika, seconded by Frank to start charging a fee of \$125 for real estate transactions. Motion carried unanimously.

We have one outstanding part of the roofing project from last year, adding the gutter screens and repairs. The cost is approximately \$9800.

Motion by Warren, seconded by Pat to move forward with completing the gutter repairs and adding gutter screens to buildings F & G (to be paid out of the special assessment account). Motion carried unanimously.

Lis and Joel are working on getting some warranty work completed from the drainage project. Mainly the sprinkler repairs and sod by D building.

Motion by Jim, seconded by Frank to honor the contract and move forward with the painting of D building. Motion carried unanimously.

The parking lot needs to be resurfaced and parking lines repainted. Unfortunately, we do not have the money in reserves to complete this project. This project is being put on hold for lack of money.

The board had previously discussed parking ids to identify vehicles. This has been tabled at this time.

Lis is preparing the mailing to homeowners prior to the homeowners meeting on July 21st. This is to include the proposed 2019 budget, by-laws, declaration revisions, proxies, etc.

Phil, our attorney, reviewed the proposed lease to be used for long term rentals. There is much to be covered in the lease and it got long really quick! Options to shorten the lease were discussed. We will continue the discussion. Ask the homeowners for input at the July meeting.

Prior to the homeowners meeting we will hold a reception for Vi, our former bookkeeper who resigned at the end of 2017. 3:00pm reception with the homeowners meeting starting at 3:30pm. Lis is asking for cards from the homeowners for Vi.

Motion by Erika, seconded by Frank for Liz to purchase of a gift up to \$75.00 for Vi. Motion carried unanimously.

Motion by Warren, seconded by Frank to contribute \$100 to the Wind River committee to support Dave Shirks work. Motion carried unanimously.

Lis reviewed the current board and their terms. There will be 4 board seats up for election at the homeowners meeting. Lis will be stepping down and Maria resigned from the board to take the accounting position. Warren and Pat are interested in re-election. Andrew Glasgow has expressed interest in one seat. Lis will check to see if Dave Snyder is still interested. If anyone knows of anyone who is interested, please let Lis know.

Meeting adjourned at 12:32 pm.

Erika Goetz, Secretary