

Eagles Landing Condominium Association  
PO Box 206, Estes Park, CO 80517-0206  
www.eagleslandingestepark.com

Eagles Landing Condominium Association

Minutes of Board Meeting, Saturday, September 15, 2018  
Estes Valley Library, Estes Park CO 80517 - 1:30pm

Andrew Glasgow called the meeting to order at 1:30pm.

### **Agenda Item #1 - Attendance**

#### Board

Andy Glasgow E1  
Pat Duddleston E3  
Dave Snyder F2  
Frank Kaplan C4

#### Owners

Cheri West D2  
Jan Piper-Glasgow E1  
Jim Buck B6  
John Duddleston E3  
Kat Furio D6  
Maria Karr F1  
Phil Musser C1  
Rosemary Anderson E5  
Zora Thoms B4

Maintenance Manager: Joel Brown (970)577-0327

### **Agenda Item #2 - Introduce Attending Owners and New Owners**

Self-Introduction of Attendees ensued, *see Agenda Item #1 Attendance*

New Owners, not present: A3 Kevin & Katelyn Quinn  
C3 Bonnie Watson  
D1 Jacob & Olga Tew

### **Agenda Item #3 - Approve Minutes from last Meeting**

Minutes from Board Meeting, Saturday, July 21<sup>st</sup>, 2018 Reviewed

- **Motion** to Accept the minutes made by Frank Kaplan C4
- **Motion** to Accept the minutes seconded by Pat Duddleston E3
- **Vote** to Accept Motion carried Unanimously

### **Agenda Item #4 – Administrative Issues – Andy Glasgow**

- a. E-mail Communication: Going Forward, all communication from the board to the owners will be conducted via e-mail.
- b. FHA Status Decision: Further research will be conducted to establish clarification on what FHA Status is and how having FHA status will benefit Eagles Landing Home Owners. Decision to apply for FHA Status

will be determined at future meeting following presentation of findings. Andy will research and send summary to the board to review and approve/reject via e-mail.

- c. Waste Management Contract: A new contract for \$284 a month has been offered by and accepted by Andy Glasgow E1 resulting in a savings of \$400/mo.-\$4,800/yr. Joel Brown-Maintenance Manager will continue to look into an alternative trash receptacle for those who are having challenges lifting the lid on the current trash receptacle.
- d. Declaration 17J Amendment: Will be filed on Monday, September 17<sup>th</sup>; It is recognized that 17J will need to have some changes addressed after filing to bring the amendment into alignment with the intent with which it was adopted. Phil Musser C1, Jim Buck B6 & Frank Kaplan C4 have volunteered to review and research this issue.
- e. Organization & Scan of Historical Records: Phil Musser C1, Jim Buck B6 & Joel Brown-Maintenance Manager have volunteered to organized and review, for the purposes ease of digital storage and research, all previous HOA related documentation available.
- f. Other: Donna Elston H1 is waiting on a letter from the Board to assist her with her insurance claim for flood damage reimbursement for a portion of her 2014 added assessment. Lis Lord is addressing this.

#### **Agenda Item #5 – Financial Report – Andy Glasgow E1 & Maria Karr F1**

- a. Bank Balances: See Submission *Balance Sheet as of September 15, 2018 and Profit & Loss January 1 through September 15, 2018* Review & Discussion ensued.
- b. Payment Status: Andy Glasgow E1 invited the consideration of a motion to increase the payment to the bookkeeper from \$100/mo. to \$250/mo. as a result of reviewing the amount of time it has been taking to accomplish the bookkeeping responsibilities, discussion ensued.
  - **Motion** to Accept Increase made by Frank Kaplan C4
  - **Motion** to Accept Increase seconded by Pat Duddleston E3
  - **Vote** to Accept Motion carried Unanimously
- c. Set Clear Late Fee Rules: Discussion ensued
  - I. HOA fees are due on the 1<sup>st</sup>, Late after the 10<sup>th</sup> *See Rules & Regulations*
  - II. The late Fee amount will be \$50.00 for each occurrence of late HOA fee payment for each month outstanding.
  - III. An E-mail notice of late payment fee assessment will be sent to the home owner
  - IV. The Late Fee will be assessed at \$50.00 72 hours following the sending of the E-mail notice of late payment fee assessment
  - V. A “Special Circumstances” petition may be made to the board with regard to the late fee: exact language to be finalized in connection with the decision to use a management company. Effective January 1<sup>st</sup> 2019, this update will be communicated to owners in the next e-mail from the Board
    - **Motion** to Accept Late Fee Rules made by Frank Kaplan C4
    - **Motion** to Accept Late Fee Rules seconded by Dave Snyder F2
    - **Vote** to Accept Motion carried Unanimously
      - These Late Fee Rules will need to be incorporated into the Rules & Regulations at a future date, but before 1/1/2019.
- d. Budget Review: Review and Discussion ensued *See Submissions 2018/2018 Eagles Landing Budget, Actual / Projected and 2019 Eagles Landing Revised Budget*
- e. Other:

#### **Agenda Item #6 – Property Report, Joel Brown-Maintenance Manager**

- I. Maintenance Manager: Joel Brown-Maintenance Manager reports that there is nothing new to report

- II. Andy Glasgow E1 inquired if parking stall numbers could get painted and what projects could possibly be accomplished before winter weather. Joel Brown-Maintenance Manager and Marie Karr-Bookkeeper will assess budget and timing regarding these issues. Results will be presented at the next meeting *See Agenda Item#10*
- III. Cheri West D2 has noticed a large number of cars heading east bound at the north bound one-way area of the parking lot. Discussion ensued, Jim Buck B6, Phil Musser C1 & Joel Brown-Maintenance Manager will research and submit solutions regarding this issue at the next meeting at the next meeting *See Agenda Item#10*

#### **Agenda Item #7 – Board Issues, Andy Glasgow**

a. Acceptance of Erika Goetz's Resignation:

- **Motion** to Accept Erika Goetz's Resignation as Board President made by Frank Kaplan C4
- **Motion** to Accept Erika Goetz's Resignation as Board President seconded by Pat Duddleston E3
- **Vote** to Accept Motion carried Unanimously

b. Discuss adding new board members: Discussion ensued

c. Leadership Issue – new officers

I. Office of President

- **Motion** to Accept Andy Glasgow E1 as Interim President made by Frank Kaplan C4
- **Motion** to Accept Andy Glasgow E1 as Interim President seconded by Pat Duddleston E3
- **Vote** to Accept Motion carried Unanimous

II. Office of Vice President

- Motion to Accept Phil Musser C1 as Vice President made by Dave Snyder F2
- Motion to Accept Phil Musser C1 as Vice President seconded by Pat Duddleston E3
- **Vote** to Accept Motion carried Unanimous

III. Office of Treasurer

- Motion to Accept Dave Snyder F2 as Treasurer made by Pat Duddleston E3
- Motion to Accept Dave Snyder F2 as Treasurer seconded by Frank Kaplan C4
- **Vote** to Accept Motion carried Unanimous

d. Management Company Options: Discussion ensued. Pro – Con & By-Law restraints on management company hires. Dave Snyder F2, Frank Kaplan C4 & Andy Glasgow E1 have volunteered to review and research this issue. Findings will be submitted at the next meeting at the next meeting *See Agenda Item#10*

#### **Agenda Item #8 – Financial Projects, Andy Glasgow**

a. 5 year Maintenance Plan: Discussion Ensued, further discussion and review will be ongoing. *See Submission Maint. Project Summary*

b. Funding Idea: Discussion Ensued, further discussion and review will be ongoing.

I. Special Assessments based on funding needed to accomplish 5-year Maintenance Plan *See Submission Maint. Project Summary*

II. Possible savings that could result from retaining a management company *See Agenda Item #7, d.*

#### **Agenda Item #9 – Other New Business**

Wind River Project appeal: in brief; The Wind River Project is a high density, 3-story multi building apartment complex proposed to be built directly across from Eagles Landing on S. St Vrain Ave. The city has ruled against this proposed project and the developers are appealing this decision on Tuesday, 9/25 at 7pm in the Board Room, Estes Park Town Hall, 170 MacGregor Ave.

- Several residents plan to attend the Wind River Project appeal scheduled for 9/25 including, per Andy, Lis Lord who has been very involved in keeping Eagles Landing board & engaged homeowners up to date and vocal on the record regarding concerns about this project.
- The Wind River neighborhood coalition working on the behalf of a group of concerned citizens in opposition to the Wind River Project as proposed has invited contributions to assist with the legal expenses incurred in addressing the Wind River Project issues.
  - Motion to Contribute \$250 made by Andy Glasgow E1
  - Motion to Contribute \$250 seconded by Pat Duddleston E3
  - **Vote** to Accept Motion carried Unanimous

**Agenda Item #10 - Schedule Future meetings**

Location – Virtual Meeting, details/instructions to follow via e-mail

Date – Saturday, October 13th

Time – 1:30pm Mountain Standard Time

**Agenda Item #11 – Adjourn**

Meeting adjourned at 4:14 pm

Kat Furio D6

Temporary Acting Secretary