

EAGLES LANDING CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING:

Date: Saturday, January 19th, 2019

LOCATION: Estes Park Library, Hondius Meeting Room

Phil Musser called the meeting to order @ 13:05.

Agenda Item #1 – Attendance. The following were in attendance:

Board

President: Phil Musser C1

Secretary: Gary Smith C5

Member at Large: Pat Duddlestone E3 (phone)

Member at Large: Frank Kaplin C3

Owners

Jim Buck B6

Maria Karr F1

Jacob Tew D1

Maintenance Manager

Joel Brown 970.577.0327

Agenda Item #2 – Approve Minutes from last Meeting

Review of minutes from November 25th, 2018

Motion to accept minutes made by Frank Kaplan C3.

Motion to accept minutes seconded by Gary Smith C5

No additions or corrections were suggested.

Vote to accept minutes carried unanimously.

Agenda Item #3 – Nomination of Replacement Board Officer/Member at Large

Motion by Phil Musser to nominate Jim Buck B6 to hold the office of Treasurer, and Jacob Tew D1 as a Member at Large.

Both nominations received a second by Frank Kaplan C3 & Gary Smith C5 respectively.

Vote to accept the nominations carried unanimously.

Agenda Item #4 – Financial Report – Maria Karr F1

Review of Balance Sheet as of 01/18/19 & Profit & Loss January through December 2018

Discussion ensued and all questions were answered to the satisfaction of all in attendance.

Need to add changes to Association documents regarding the collection of late fees, and informing all residents/owners. To be handled by Phil Musser C1.

Motion to accept the financial report made by Gary Smith C5 and seconded by Frank Kaplan.

Vote to accept the financial report carried unanimously.

Agenda Item #5 – Old Business

A) Archiving of old documents is still being explored by Joel Brown & Jim Buck as currently explored resources are too expensive. Maria Karr offered to scan them on her own device. The possibility of needing to repair or replace her device was also discussed and all agreed this option may potentially be the most cost effective solution.

B) Declaration amendment to article J to make sure it does not go above and beyond its original intent. Phil Musser will compose new verbiage and change will be voted upon at a future HOA meeting.

C) Joel Brown is still working on a solution to the dumpster lid. It is too heavy for some residents to lift.

D) Complaints about automobiles and trucks driving the wrong way through the parking lot. It should be enforced better, except in Winter when icy conditions make it difficult to use the north driveway to exit. with exception to Winter weather impacts will be updated/addressed in bylaws to be handled by board. Bylaws need to be improved.

E) Late fees and enforcement to be added to bylaws.

F) Declaration to be amended to allow for the selection of a non-local management company should the decision be made to hire a management company.

Agenda Item #6 – New Business

A) Maria Karr will be the designated agent for filing periodic forms and reports with the Colorado Department of State.

B) As per agreement/vote of ELCA in 2018 all future rentals will be required to use the ELCA lease for all new rentals and renewals of existing tenants. The ELCA will notify existing landlords and the lease will be placed on the website. Gary Smith C5 & Jim Buck B6 in conjunction with Erika Goetz B2.

C) Discussion also ensued with regard to some monetary compensation to Erika Goetz B2 for her efforts at keeping the website updated and functional. Jim Buck B6 to have this discussion with Erika.

D) Several members of the board met with Joel Brown to review/discuss the maintenance issues that present potential safety issues to the ELCA, being (1) repair of the stairs to D5, and (2) removal of a stump and repair of asphalt between buildings A and B. Joel Brown will inquire of the owner of D5 when he plans to occupy his unit, to determine which of these two projects will be addressed first from the available funds.

There is approximately 106K of repair/restoration work that needs to be completed to comply with City code requirements and property longevity. The board is being very hopeful that these projects can be completed without the necessity for more special assessments. Many options are being considered, one of which may be another construction loan. Joel Brown is authorized to request Van Horn engineering to produce an engineering proposal for the area between buildings D&E to address existing aesthetic/safety concerns.

E) New building signage options need to be considered for the safety/welfare of all occupants. The new signs need to be reflective.

F) The striping /numbering of parking lot plan moved out thirty days.

Agenda Item #7 – Scheduling of Next Meeting

The next board meeting will be Saturday, February 23rd, 2019 @ 1:00 p.m. Location to be announced.

Adjournment.

Gary Smith C5 & Frank Kaplin C3 moved and seconded respectively to adjourn the meeting, there being no further business to discuss. Motion passed unanimously. Meeting adjourned at 3:20 p.m.

Gary Smith C6
Secretary ELCA