

Eagles Landing Condominium Association
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Eagles Landing Condominium Association

HOA Meeting

DATE of mtg Monday, November 26th, 2018

LOCATION of mtg Estes Park Public Library, Hondius meeting Room

TIME of mtg 6:30pm

Andy Glasgow, E1 called the meeting to order at 6:55pm

Agenda Item #1 – Attendance, all attendees signed in

Board

Interim President: Andy Glasgow, E1

Vice-President: Phil Musser, C2

Member at Large: Gary Smith, C5 (via Phone)

Member-at-Large: Pat Duddleston, E3 (via Phone)

Owners

Cheri West D2

Erika Goetz B2

Jenny Davis C1

Kat Furio D6

Leslie Marshau F2

Jacob Tew D1

Maria Karr F1

Olga Gussidi D1

Toby Manspeaker D3

Zora Thoms B4

Maintenance Manager: Joel Brown (970)577-0327

Agenda Item #2 - Approve Minutes from last Meeting

- Minutes from Board Meeting, Saturday, July 21st, 2018 Reviewed
 - **Motion** to Accept the minutes made by Pat Duddleston, E3 - Member-at-Large
 - **Motion** to Accept the minutes seconded by Gary Smith, C5 - Member-at-Large
 - **Vote** to Accept Motion carried Unanimously

Agenda Item #3 – Resignation of Officers

- Resignation of Treasurer Dave Snyder:
 - **Motion** to Accept made by Pat Duddleston, E3 - Member-at-Large
 - **Motion** to Accept seconded by Gary Smith, C5 - Member-at-Large
 - **Vote** to Accept Motion carried Unanimously
- Resignation of Interim Andy Glasgow:
 - **Motion** to Accept made by Gary Smith, C5 - Member-at-Large
 - **Motion** to Accept seconded by Pat Duddleston, E3 - Member-at-Large
 - **Vote** to Accept Motion carried Unanimous

Agenda Item #4 – Old Business

- Follow Up on Administrative Issues – From Board Meeting 9/15/18

1. E-mail Communication: Email communication Has been Implemented and is working.
2. FHA Status Decision: Eagles Landing Condominium Complex is now fully FHA Approved. For further information contact Vice-President: Phil Musser, C1
3. Waste Management Contract: Joel Brown, Maintenance Manager, has researched the issue of a different lid for the trash container and has offered the solution of himself building a new lid that would be easier to open that would meet the requirements of Waste Management at a cost of an estimated \$500 to the HOA. This suggestion will be taken under advisement by the board and addressed at a future meeting, date to be determined.
4. Declaration 17 Amendment J: Has been filed. Phil Musser D1, Jim Buck B6, Frank Kaplan C4 have not made any progress with the changes needed bring the amendment into alignment with the intent with which it was adopted. This issue has been tabled to the next meeting, date to be determined.
5. Organization & Scan of Historical Records: Joel Brown reports that there are 4 boxes of records to be reviewed. No further progress has been made. This issue has been tabled to the next meeting, date to be determined
6. Other: A letter has been provided to Donna Elston H1 from the Board regarding 2013 flood damage 2014 added assessment.

Agenda Item #5 – Financial Report – Maria Karr F1

- See Submissions: Balance Sheet as of November 26, 2018 and Profit & Loss January 1 through November 26, 2018 Review & Discussion ensued.
- FYI Upcoming Expenses:
 - State HOA Registration Fee
- FYI New Insurance Clause addition:
 - Will be Addressed at a future meeting, date to be determined.
- Checking Account Signatories: Assure removal of Andy Glasgow E1 and Dave Snyder F2 and add Vice President Phil Musser C1

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

- Joel Brown requests clarification on the sanding and salting of the parking lots, sidewalks and driveway. In keeping with previous direction:
 - a. Parking lots should be sanded and salted as needed to facilitate the ability of residents to safely put their trash into the trash receptacle, access the postal boxes, and drivers to be able to get their cars safely in and out of the parking lots to and from the driveway.
 - b. Driveway areas should be sanded and salted as needed to facilitate the ability of drivers to be able to get their cars safely to and from the driveway off of and onto the main road.
 - c. Sidewalks should be sanded to facilitate the ability of residents and visitors to safely traverse to and from the parking lots to vehicles and residences.
 - d. Salt will not be used on the walkways as it causes overt deterioration of the surfaces in those areas and a safety concerns if it is stepped on and tracked into dwellings were young children and pets are present.
- Gutter drainage issues with new gutter screen installation on buildings F and G that took place this past fall. Snow and ice are collecting on the gutter screens causing water overflow onto walkways that is resulting in ice accumulation. This issue has been permanently addressed by installing heater tape in the gutters to melt off any accumulation of snow and Ice thus facilitating the free flow of water through the gutters.
- The contractor has been given the go ahead to replace the steps on unit D5.

- In concert with Jim Buck B6 and Phil Musser C2, Joel Brown reports no progress has been made regarding research and solutions regarding on signage with respect to one way north bound traffic issues on the property. This issue has been tabled to the next meeting, date to be determined.
- Mouse infestation. Joel Brown will work with Enviropest to conduct an inspection of the complex as several residents have noticed mice in their units.

Agenda Item#7 – Board Issues

- Leadership concerns: Discussion Ensued. Kat Furio D6 invited the consideration of drafting a communication to be disseminated via email, post and follow up phone contact to informal all owners of the current disposition of the board, the boards need for officers and the state of the HOAs financial and maintenance needs. This input will be taken under advisement by the board and addressed at a future meeting, date to be determined.
- Management Company Options:
 - Andy Glasgow reports that Centennial is the only option we have at this time but it is out of the Estes Park area and there for we would need to change the By-Laws before retaining them.
 - Jenny Davis C2 is aware of another company and will research this and inform the board at the next meeting, date to be determined.

Agenda Item #8 – New Business

- Jenny Davis C1 -Reimbursement:
 - Jenny Davis C1 called Enviropest regarding mice in her unit. Enviropest responded and treated for the infestation. Enviropest billed Jenny Davis D1 even though they are contracted with the HOA. Jenny Davis C1 has paid this bill and seeks reimbursement in the amount of \$259.00

Motion made to Reimburse Jenny Davis C1 in the amount of \$259.00 made by Phil Musser C2 Vice President

 - **Motion** to Accept by Pat Duddleston E3 Member-at-Large
 - **Motion** to Accept seconded by Gary Smith C5 Member-at-Large
 - **Vote** to Accept Motion carried Unanimously
- Water Damage building D: There was a water damage issue in Units D6 & D1, Joel Brown is facilitating the mitigation of this issue. No active leak has been found, the issue is not yet resolved.
- Building Signage: The current unit location signage is inadequate for emergency services and should be upgraded. Discussion ensued. Erika Goetz B2 will follow up with research on this discussion and present her findings and the next meeting, date to be determined.

Agenda Item #9 – Financial Projects, Andy Glasgow

- 5 year Maintenance Plan: This issue has been tabled to the next meeting, date to be determined.
- Funding Ideas: This issue has been tabled to the next meeting, date to be determined.

Agenda Item #10 – Other

- Wind River Project appeal: The Wind River Project has been approved by the city.

IN BREIF The Wind River Project is a high density, 3-story multi building apartment complex to be built directly across from Eagles Landing on S. St Vrain Ave.

Agenda Item #11 - Schedule Future meetings

TBA – please watch your email for notification of the next meeting

Agenda Item #11 – Adjourn

Meeting adjourned at 8:20pm

Kat Furio D6

Temporary Acting Secretary