

**EAGLES LANDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

Date: Saturday, February 23, 2019

Date: Joel Brown's residence

Phil Musser called the meeting to order @ 1:18 p.m.

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

Board

President: Phil Musser C1
Treasurer: Jim Buck B6
Member at Large: Frank Kaplan C3
Member at Large: Pat Duddlestone E3 (by phone)

Employees

Maintenance Manager: Joel Brown 970-577-0327
Bookkeeper: Maria Karr F1

Agenda Item #2 – Approve Minutes from last Meeting

A. All parties present reviewed paper copies of last month's minutes. Motion to accept minutes made by Frank Kaplan. Motion to accept minutes seconded by Jim Buck. No additions or corrections were suggested. Vote to accept minutes carried unanimously.

Agenda Item #3 – Financial Report by Maria Karr

A. Copies of current balance sheet and profit-and-loss statement distributed to all present.

B. Bookkeeper reported as follows:

1. February dues all collected. No chronic late payment problems.
2. Two owners are still making monthly payments on the last assessment.
3. Craftsman Construction has been paid 50% for D5 stairs, and work is half done.
4. Rodent control bills will be paid. Joel Brown reports that 156 mice have been caught.
5. IRS 1099 forms have been sent to all payees for 2018.
6. H & R Block will prepare our tax return, which is due 3/15/19. Their fee is \$130 (same as last year). Frank Kaplan moved and Jim Buck seconded motion to authorize Maria to pay said bill when it arrives. Carried unanimously.

7. An invoice was received from Estes Park Plumbing for work done in Unit D6 for a water leak which started in D6 and caused considerable damage in D1. The owner of D6 is apparently refusing to submit this invoice to her insurance company. This is clearly the Unit Owner's expense. Phil Musser will talk to D6 about this.

C. Motion to accept Report by Frank Kaplan. Seconded by Jim Buck. Carried unanimously.

Agenda Item #4 – Old Business

A. Joel Brown & Jim Buck report that scanning of old documents is expensive. Since preserving these records is primarily for defensive purposes in case of litigation, Jim Buck volunteered to discuss with our insurance agent as to which records should be kept and for how many years.

B. Discussion about implementing the new lease. First, information about it needs to be circulated to all owners through our newsletter or website. However there is a problem in how to actually implement

and enforce it, and who is going to do it, in view of our shortage of manpower. Other than voluntary compliance by the owner/landlord, there is no automatic mechanism by which the HOA will be notified that a new tenant is moving in. Currently most board members do not live here full-time, and the HOA doesn't have an office from which to operate the business and keep the records, or an administrator to perform these tasks. Further action tabled to next meeting.

C. Jim Buck reported that First Colorado Bank will require all current checking account signatories to re-sign documents, in order for Mr. Buck to be added to the list of people authorized on the account.

D. Joel Brown does not yet have a solution for making the dumpster easier to open.

E. Discussion as to how to prevent vehicles from driving the wrong way through the main driveway. Joel Brown was instructed to move the large rock near the north entrance to better protect a sprinkler head in that vicinity, and to paint it a highly visible color. No other enforcement was suggested.

F. Major repair projects.

1. Stumps and tree roots. Van Horn Engineering is nearing completion of recommendations for repair of patios on the west side of E building. Joel Brown was instructed to request further recommendations about removal of a tree stump and repaving of the driveway between buildings A and B, in order to alleviate drainage problems around B building. There is also a large tree root across the driveway by H building. It needs to be removed and the driveway repaved.
2. The driveway needs to be resurfaced, re-stripped and re-numbered, before summer.
3. Joel Brown suggested that we spend too much on water and sprinkler repairs. In many places where we water grass, it doesn't grow anyway because it is too shady. The sprinkler system is old and in constant need of repair. He suggests that we move toward a zero-scape environment. The board thinks it is a good idea but will meet with resistance from some unit owners, because it may affect property values, and the issue should be raised at the annual meeting. Jim Buck suggests we zero-scape building A as an example.
4. Joel Brown suggested that we remove the railroad ties and planters to add more parking spaces.
5. Joel Brown suggests that we need to schedule repainting of all buildings on a regular basis, in order to keep up appearances for the whole complex.

Agenda Item #5 – New Business

Zora Thoms is complaining that her new neighbor wakes her up at 5:00 a.m. with noise and door slamming, in violation of quiet hours regulations. Phil Musser will talk with the neighbor.

Agenda Item #6 – Scheduling of Next Meeting

The next board meeting will be Saturday, March 30, 2019 @ 1:00 p.m. Location to be announced.

Adjournment.

Pat Duddleston and Jim Buck moved and seconded respectively to adjourn the meeting, there being no further business to discuss. Motion passed unanimously. Meeting adjourned at 4:00 p.m.

Respectfully submitted,

Phil Musser, Secretary pro tem