

Minutes of the Eagles Landing Condominium Association Board of Directors Meeting  
June 8, 2019.

The meeting was called to order by president, Phil Musser. Those in attendance: Frank Kaplan, Jim Buck, Joel Brown, Maria Karr, Pat Duddleston, Zora Thoms, Leslie Marshall, Cheri West, Bonnie Watson, Jane Fox, and Rosemary Anderson.

Minutes from April 27, 2019 were presented. Financial Report presented by Maria Karr. We were reminded that a total of \$2000 a month is currently being added to our capital reserve fund out of monthly dues, and we hope to increase that amount in the future. Following questions, a motion was made by Frank Kaplan to accept the report, seconded by Pat Duddleston. Motion passed.

Treasurer's report Presented by Jim Buck. Much discussion concerning various items in the report as copies of 2019 and proposed 2020 budget distributed.

1. Unable to determine increase of American Family Insurance after repeated calls.
2. Landscaping and mowing budget increased 25% for 2020.
3. Snow removal has already exceeded budgeted amount for the year, 2019, and this is only June.
4. Upper Thompson Sanitation fee increase is not yet announced. 3.0 % has been proposed as the increase for next year's budget, but actual increase could be as high as 18% . Now approximately \$145 a quarter is budgeted for each unit.

Proposal made by Jim Buck to increase HOA dues in 2020 to \$305 per month. Frank Kaplan proposed an increase in HOA dues to \$325 as having a substantial reserve account is crucial to lenders loaning money to potential buyers. No decision on HOA dues increase finalized until information visit to bank requiring desired amount that should be held in capital reserve fund. Motion to accept treasurer's report made by Pat Duddleston, seconded by Frank Kaplan. Motion passed.

Old Business.

1. The dumpster will now be emptied 4 times a week due to return of summer residents.
2. There is too much trash, continue to observe for non-residents dumping. Proposal has been made to recycle which could cut down on main amount. Joel planned to obtain an additional container for this collection. He also is planning to deliver it to proper disposal area.
3. The building identification plan is still under advisement. A map of building listing has been given to fire and ambulance crews.

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Maintenance Manager Joel Brown's report.

1. Stumps and tree roots have been removed or treated for \$11,000.
2. Driveway seal coated with 2 coats, numbering and striping completed.
3. Building painting schedule in 2019 will be building E.
4. Estimate for total sidewalk replacement between building D and E is \$154,000.
5. Lights around property enhanced by considerable tree trimming. Inform Joel Brown if any lights are not working.
6. Patio repairs for east side of Bldg E consisting of gravel, sand and pavers estimated between \$4,000 to \$ 5,000 for each patio. Fence repairs for each patio of Bldg E estimated at \$2600.

Bonnie Watson stated her building gutters are leaking. Chris Kin has been doing a good job of painting. A motion to accept this report made by Frank Kaplan, seconded by Jim Buck. Motion passed.

New Business. Annual meeting to be held on July 27 at Good Samaritan's facility. Agenda for the meeting will be set. It will include a discussion to determine the responsibility for paying for patio repairs --- the HOA or the unit owner?

Motion by Frank Kaplan to adjourn. Seconded by Jim Buck. Motion passed. Meeting adjourned at 1:30 p.m.