

**Eagles Landing Condominium Association
Minutes of the Annual Homeowners' Meeting
Saturday, July 21, 2018**

Attendance:

President: Lis Lord G2

Secretary: Erika Goetz B2

Treasurer: Jim Buck B6

Member at Large: Warren Chalmers C3

Member at Large: Pat Duddleston E3

Member at Large: Frank Kaplan D2

Bookkeeper: Maria Karr

Maintenance: Joel Brown

Attorney: Phil Musser

Owners: A1, A6, B2, B4, B5, B6, C1, C3, C4, C5, D2, D4, D6, E1, E3, F1, F4, G2, G3

Proxy: A3, A4, B1, D1, D3, D5, E2, E4, E5, F2, F3, H1, H2, H3, H5

The annual meeting of homeowners of the Eagles Landing Condominium Association was held in the dining room at Good Samaritan, 1901 Ptarmigan Trail, Estes Park. The meeting was called to order at 3:33 P.M. by President Lisbeth Lord.

Directors and association employees were introduced.

Homeowners and guests introduced themselves.

A quorum was established with 19 owners and 15 proxies. (See above.)

Minutes from 2017 annual meeting were reviewed by the membership. Frank Kaplan (C4) made a motion; seconded by Janette Chalmers (C3) that the minutes be approved as written. Motion carried unanimously.

Lis Lord wanted to thank everyone for cooperating with the special assessment. The upheaval of parking and living around the contractors and their work wasn't always easy, but it went well thanks to the owners. A big thanks to Joel and Warren as they worked with the contractors to get everything done and to keep the lines of communication open. Lis took over the bookkeeping duties from Vi in January. Working with the escrow companies, new owners and banks took a lot of time. Add to that the Windriver Apartment project across the street. Lis has put in a lot of hours with a lot of varying tasks and is looking forward to stepping down from the board.

Joel Brown provided a "wish list" of capital projects to be done over the next several years. As you all know the complex is aging and there is a lot of deferred maintenance that needs to be done. Trees are encroaching on units and patios, building need to be repainted, the sprinkler system is old and requires a lot of repairs to keep using it. Patios and stairs continue to deteriorate and need to be repaired or replaced.

Lis would like to remind owners that the monthly dues are increasing to \$280.00 a month starting September 1st. Dues are due on the 1st and are considered late on the 10th of the month.

Annual budget was presented with all of our vendors anticipating an increase in the new year. It's hard to lock down what the increase will be this early in the year, so these are best guesses at this point.

The Declaration amendment for Article XVII items I & J was brought to the table. Much discussion ensued. It was determined that each item would be voted on separately. Motion by Frank Kaplan (C4), seconded by Gary Smith (C5) to approve Article XVII item I. Yes-32, No-0, Abstained-2. Motion carries. Motion by Jim Buck (B6), seconded by Frank Kaplan (C4) to approve Article XVII item J. Yes-32, No-2, Abstained-0. Motion carries.

The By-Law revision was brought to the table. Lis highlighted the changes. Motion by Phil Musser (C1), seconded by Frank Kaplan (C4) to approve the revised By-Laws as written. Yes-34, No-0, Abstained-0. Motion carried unanimously.

Frank Kaplan (C4) made the motion; seconded by Jim Buck (B6) to accept the slate of directors including new board members, Andrew Glasgow (E1), Gary Smith (C5). Motion carried unanimously.

Other Business for the good of the HOA. Zora Thom's voiced concerns about the dumpster lids being too heavy for some to use. This is an ongoing issue that Joel is seeking a resolution to. Frank Kaplan expressed thanks to Lis for her service and also announced that Jim Buck was leaving the board.

The board will meet immediately following the annual meeting to elect officers.

The meeting was adjourned by Lis Lord at 5:03 P.M.

Erika Goetz, Secretary