

Eagles landing Condominium Association. Minutes of the Annual Homeowners Meeting. Saturday, July 27, 2019.

Attendance.

President – Phil Musser C-1

Secretary Protem – Pat Duddleston E-3

Treasurer – Jim Buck B-6

Member at Large – Frank Kaplen C-4

Member at Large – Jacob Tew D-1

Bookkeeper – Maria Karr F-2

Maintenance Manager – Joel Brown

Owners: A1, B4, B6,C1, C2, C3, C4,D1,D2,E3,E4,F2,G3,H3

Proxy: B2,C3, F1,G2,H2,H3

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 2:30 PM by President Phil Musser. Directors and association employee were introduced. Homeowners introduced themselves.

There was no quorum so it was established that the meeting would be informational. Because of bylaws, stating that if not enough no votes, 23, the proposed budget including dues increase to \$305 a month passed. See Article XI regarding assessment and collection of common expenses.

Jim Buck read minutes of 2018 annual meeting. Rosemary Anderson (E4) made a motion: seconded by Frank Kaplan (C4) that the minutes be approved as written. Motion carried unanimously.

Presidents report:

1. Research was done on amount of money required in reserve accounts by the association's bank or American Family Insurance. Neither has a set amount at this time.
2. The association is short of board members by at least 3. Those attending were encouraged to be part of the board.
3. Working along with Joel Brown much has been accomplished including mice extermination, tree removal and parking lot sealed.

Joel Brown's report was presented along with the president's report. His report included printed forms of 2019 possible projects and 2020 projects with price projections. He has increased Waste

Management pickups from 3 to 4 times a week. He also has been using Dave Gregory (H1) for carpentry work.

Maria Karr (F2) gave her financial report stating that the association used more of the funds in the summer when weather was conducive to projects being done. Jim Buck presented his proposed budget for 2020 which have included probable increase in costs in each item.

New Business:

Rosemary Anderson (E4) submitted a letter regarding repair of her patio to President Musser and to the Board. The letter detailed each time a previous board president and maintenance manager assured her that her patio would be taken care of by the HOA. This precipitated discussion on payment of the non-common areas. The declaration from the association says the owner pays for improvement in their own area unless the board decides differently. No decision was made on this issue.

Since the present board members are in the middle of their terms, and President Phil Musser has previously resigned following this meeting, there were no additional changes in the board members. No nominations were made from the floor. The annual meeting was adjourned at 4:15 by a motion from Zora Thoms (B4); second by Frank Kaplan (C4). A board meeting immediately followed.

Pat Duddleston

Secretary Pro Tem