

ELCA

The January Board Meeting was called to order by Treasurer Frank Kaplan at 10:40 AM on January 11, 2020 in the Wasson Room of the Estes Valley Library.

Present were:

Secretary: Jim Buck B6

Treasurer: Frank Kaplan C4

Member at Large: Pat Duddleston E3 (via telephone)

Member at Large: Jane Fox, F4

Bookkeeper: Maria Karr F2

Maintenance Manager: Joel Brown

Owners Phil Musser, C1, Donna Elston and Son, H1

FINANCIAL REPORT: Maria Karr

Currently we have \$3308.15 in the Construction Account; \$10,504.93 in the Operating Account and \$31,737.16 in the Reserve Account. The extra money in the Reserve Account is a reflection of those owners who have paid in advance for 2020. We have \$1930.00 in Accounts Receivable. We have 3 owners who are late with their January HOA payments. The Waste Management bill will be less in the Winter as there are 3 weekly pickups instead of 4

Profit and Loss Statement for 2019 shows a loss of \$9469.07. Unexpected expenses such as snow removal, rodent control and tree removal are mostly the reason for the annual loss. Rodent control was \$2750. Joel will speak to Nate, our handyman, to take over emptying the traps.

Two condos have recently sold. The Upper Thompson bill, our largest expense, has not increased in 2020.

MAINTENANCE REPORT: Joel Brown

1. Two units have been entered recently without the Owners knowledge. Joel assured us that he will not enter a unit without the Owners approval or an emergency. E6 steps will be finished on January 13, 2020 (weather permitting.)
2. Replacing steps in the future: to save considerable money, Joel recommends all steel stairs. Phil Musser knows a company, Westover Construction, that can install all steel stairs for \$10,000. Currently, we are paying \$15,000 for wood stairs. Frank Kaplan made the motion; seconded by Jim Buck that future steps be constructed with metal steps and frames. This was approved unanimously by the Board. Joel will obtain bids.

OLD BUSINESS:

The surveillance camera has not been installed as some difficulties have arisen. Joel's retirement was further discussed at this meeting. He will place an ad in both local papers. Prior to placing the ad, the Board will review his job description and make any changes if necessary.

NEW BUSINESS:

Copies of the current Rules and Regulations were presented. A “Welcome Letter” will be developed and sent with the rules to all new owners.

NEXT MEETING:

The next meeting will be February 29, 2020 at 11:30AM in the Hondius Room of the Estes Valley Library.

Jim Buck made the motion, seconded by Leslie Marshall to adjourn the meeting. The meeting was adjourned at 12:45PM.

Jim Buck
Secretary