

ELCA

The April Board Meeting was called to order by Maria Karr, Bookkeeper at 10:18AM on April 18, 2020 via teleconference call. The Board and Owners did not meet in person due to the COVID19 Pandemic. A quorum was established as 6 Board members were present

Present were:

Secretary: Jim Buck B6 Treasurer:

Frank Kaplan C4 Member at Large:

Pat Duddleston E3 Member at Large:

Leslie Marshall, F1 Member at Large:

Donna Elston, H1 Member at Large:

Tobi Manspeaker, D3

Maintenance Manager Joel Brown

Bookkeeper: Maria Karr F2

Owner Doug Werner G3

FINANCIAL REPORT: Maria Karr

1. The Construction Account balance is 3308.15; the operating Account has a balance of \$10,600.73, and the Reserve Account has a balance of \$38,787.15. Total cash on hand is \$52,696.43
2. Maria is going to the Bank less frequently as she has moved to Loveland. Currently we have one owner having a problem paying the HOA fee as her hours have been cut at work due to the COVID-19 virus. This situation will be monitored by Maria. The additional April checks will be picked up on Monday. Due to the virus, late fees and interest will not be charged at this time.
3. The Upper Thompson bill of \$6554.25 will be paid on May 1, 2020
4. Profit/Loss Statement. Our income for the year is \$56,178.02 with expenses of 36,805.11. The profit is \$19,372.92. This is a major improvement from the past few years. All bills have been paid other than the past 2 snowstorms.
5. Escrow Companies: We have many new owners in the past 6 months. Maria has been the point of contact. Our Welcome Letter continues to be revised and when completed will be sent with the Rules and Regulations to the new owners and renters.

MAINTENANCE REPORT: Joel Brown

1. Carpet will be installed on E6's landing when the weather is warmer.
2. The water pressure at E building is low. The regulator will be adjusted to a possible setting of 120.
3. The F4 patio has been upgraded at the owners expense.
4. The 2019 projects will resume this year. The patios at E building will be repaired. Xeriscaping at A building will be analyzed for cost. Additionally, the expense for concrete work on the south side of E building will be determined.
5. Nate Ford became full time with Eagles Landing on April 16, 2020. Joel will be supervising him when he's mowing, painting and snow plowing this year. If all goes well, Nate will be replacing Joel in January, 2021

6. Since we have several new rental units, Joel suggests owners introduce them themselves.
7. The security cameras have been installed.
8. The dumpster will be locked at night beginning April 12, 2020. Jane Fox and Donna Elston will lock and unlock the dumpster on a daily basis. Donna has hauled cardboard boxes to the recycle center.
9. New owners need to be advised we have a few owners who aren't able to lift the dumpster lid. They hang the trash on the lid.

OLD BUSINESS:

1. The Welcome Letter will ask the Owner what contact information they wish to have posted in the Directory.
2. The security camera was installed April 13, 2020. There are 3 cameras in use with room for 5 more. The camera will be operating 24/7 and will reset after 3 weeks. The camera should significantly reduce illegal dumping.
3. The owner in 2019 who had non-paying guests may be a nonissue this year due to the COVID-19 virus. Will monitor.

NEW BUSINESS:

1. The audio conference call seemed to be successful today and thus will continue for the May meeting.
2. The 2020-21 budget will be developed in the next 2 months.
3. The FHA approval and DORA registration will be completed by Maria Karr.
4. Jim Buck has been asked to look for less expensive Condo insurance as American Family's rates have been increasing for the past several years.
5. The Board has lacked a President since the last Annual Meeting. Discussion followed. A member verbalized interest. This discussion will continue at the next meeting.
6. Annual Meeting: The meeting is scheduled for July 18, 2020 at Good Samaritan. This is dependent upon the COVID-19 virus.
7. Frank Kaplan, who has been a Board Member since 2003 announced his retirement from the Board. Through his guidance, the Maintenance Manager position was developed about 10 years ago. Frank, thank you for your service.

NEXT MEETING:

The next meeting will be an audio conference on May 16, 2020 at 10:15AM. Donna Elston made the motion, seconded by Leslie Marshall to adjourn the meeting. The meeting was adjourned at 12:30PM.

Jim Buck
Secretary