

ELCA Board Meeting - January 30th, 2021

The January board meeting was called to order by Tobi Manspeaker, President, at 10:14 A.M on January 30th, 2021 via teleconference call and Go To Meeting.

Present were:

President: Tobi Manspeaker, D3

Secretary: Jim Buck, B6

Treasurer: Stacey Adams, B3

Member At Large: Erika Goetz, B2

Member At Large: Donna Elston, H1

Bookkeeper: Maria Karr, F2

Owners: Doug Werner, G3 and Zora Thoms, B4

A quorum was established with five board members present. Jim Buck, Secretary, read the minutes from the December 12th, 2020 meeting. Erika Goetz made the motion, seconded by Donna Elston to approve the minutes as read. This was unanimous.

Presidents Report: Tobi Manspeaker

Tobi's car was hit again for the fourth time. All have been hit and runs. Her car has 2,500 dollars in damages with a 500-dollar deductible. She is seriously considering moving her designated spot.

Financial Report: Maria Karr

Account balances: As of 12-31-20, The Construction account has a balance of \$3,308.15.

The Operating account had a balance of \$12,471.57.

The Reserve Account has a balance of \$54,306.83.

Net income is over \$38,000. As of 1-29-21, The Construction account is \$3,308.15, The Operating account has a balance of \$16303.80.

The Reserve Account has a balance of \$65,306.83.

Payments were deposited in the reserve account and a profit/loss statement was reviewed for 2020. ELCA had an income of \$170,057.08 and expenses of \$131,396.27 resulting in a net income of \$38,651.53.

A new report for January 2021 compares the profit and loss budget as actual expense. For the month, ELCA is 256% over budget. The extra expense is due to the high electric bill and heater in the shed is operating to help keep the paint from freezing.

Waste Management: They charged \$363.36 on 1-19-21. ELCA shows a balance of minus -\$90.42 will not be charged extra for February HOA payments.

Some have prepaid for 2021. Some owe for this year. One owner owes for 2020 even though she believes she is up to date. Another owner owes for three months. One of his checks bounced. He possibly has a job issue but chooses not to communicate with Maria either via phone or email. Maria has spoken with Phill Musser, ELCA attorney. After additional discussion, Jim Buck made the motion, seconded by Tobi Manspeaker to proceed with a lien process, as delineated in the association's bylaws. This was approved unanimously.

Check Detail: \$80.00 was recently paid to the association mailbox. Marias's salary includes computer and internet expenses plus her

fee for title paperwork.

Profit/loss statement for January 2021 shows income of \$15,105 with expenses of \$10,075.98. The Net income for the month is \$5,029.02.

Tobi Manspeaker made the motion, seconded by Donna Elston to approve the financial report. This was unanimous.

Maintenance Report: Donna Elston

A. There have been no snow shoveling/plowing complaints.

B. Donna is getting bids for replacing the F5 and H5 stairs. She has met with four contractors with varied success.

One wanted to use additional metal at a price of \$19,980 for one stair. One contractor had a bad reputation while another would do one stair for \$9,196 without a permit. Mountain Dirt has not given us a written bid as of yet. Jim Buck will contact Craftsman Carpentry who has built steps for E5, E6, and D5.

Craig Turner will be working on gutters on a weekend basis only.

C. Chimney mesh: Rockpointe continues to install the mesh when the winds cooperate. Tobi Manspeaker Made the motion

seconded by Jim Buck to approve the maintenance report as represented. This was unanimous.

Old Business:

Venmo to make payments - Doug Werner, Venmo is similar to PayPal which is a third-party clearing house. Some owners have indicated an interest in this service. Payments to ELCA would be made via credit card transfers or our local bank, Bank of CO. May not accept Venmo or Zelle. Additional questions would be, who wants to use this service, and who pays the fees?

Maria Karr, Bookkeeper and Stacey Adams, Treasurer will meet with bank officials.

New Business: Jim Buck

Since Craig Turner and Jacques Van Der Westhuizen are no longer working part time (afternoons) on the property Jim Buck suggests we attempt to fill the maintenance manager position with someone who has experience and skill. Tobi will review Joel Brown's job description and share it with the rest of the board.

Declarations: There is a major contradiction in the declarations as to who pays for certain expenses. The articles are XI article (B1) and article (VIIIIC). Article XI states expenses benefitting fewer than all units are assessed against those units being benefited. Article VIII states the association is responsible for all underlined maintenance of stairs, patios, patio enclosures, balconies and private fences designated as limited common elements the board needs to review these articles and come to a conclusion as to whether the changes need to be made. This would require 60% approval from ownership.

Next Meeting: The next board meeting will be March 6th, 2021 at 10:00 A.M at Estes Park Condos (Fall River Room) The address is 1400 David Drive, Estes Park CO 80517. The 2020 annual meeting was at this address. Tobi made the motion, seconded by Donna to Adjourn the meeting. The meeting adjourned at 11:52 A.M.

Jim Buck
Secretary