

Eagles Landing Condo Association

The May meeting was called to order by Tobi Manspeaker, President at 10:34am on May 22, 2021 at Estes Park Condos (Fall River Room)

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

Handyman – Craig Turner, Irene Turner

Owners: Zora Thoms B4, Greg Smith C1, Scott Donaldson A6, Sue Richert H3, Dave Gregory H1

A quorum was established as 5 board members were present.

The minutes from January and April were read by Jim Buck, Secretary. Donna Elston approved the minutes which were seconded by Tobi Manspeaker. The minutes were approved unanimously.

President's Report – Tobi Manspeaker

- A. Parking: each owner has an assigned parking space and are allowed one visitor spot. An identification system is needed for owner's cars as the parking lot is full most of the time.
- B. Bird feeders: a renter in E building has noticed a sick bird with an infected eye. That feeder needs to be disinfected as needed.
- C. Water flush: The town will be cleaning out the main line for the next two months.
- D. Cardboard: Donna Elston has been taking the cardboard to the dump, do we want a recycle bin?
- E. Rules and Regulations about quiet time: Quiet time remains from 10:00pm to 7:00am. Appliances are not to be used between these hours. Please read the rules and regulations for additional clarity.
- F. Annual meeting to be scheduled: Tobi will attempt to secure the Fall River Room at Estes Park Condos for a September or October meeting.
- G. Trailblazer Broadband Internet services: To upgrade the internet at Eagles Landing, they are proposing installing cable through the south drive at a depth of 3 inches and then re seal that area. The rest of the cable will be installed in the grassy area. Brief discussion followed. The board unanimously approved this internet upgrade.

Financial Report – Maria Karr

- A. Account balances:
The reconciliation summary and the bank statements for the year do match. The operating account balance as of April 30, 2021 is \$23,722.17.
- B. Profit and Loss statement (January 1, 2021 through May 21, 2021)
Snow removal: plowing and shoveling for this time period is \$6177.50
Postage and Delivery: \$35.55
Repairs and Maintenance: \$15,272.80. This includes new gutters for 4 buildings (\$11,388.00)
Town of Estes Park: The electric bill is 196% over budget. This is most likely due to the electric heater in the shed to keep the ~~rain~~ from freezing. We need to find an alternative site for the paint.
Trash: the bill is 42.9% of budget.
- C. We need a practical way to pay Home Depot, Lowes and Cedar Supply. Donna Elston made the motion; seconded by Stacey Adams to set up an account with the businesses. This was approved unanimously.
- D. Check Detail:
The Upper Thompson Sanitation bill of \$7278.75 was paid on January 31, 2021.
Eco Shield was recently paid \$5,500.00 for gutters.
Craig Turner, handyman, has been paid \$2650.00 this year for repairs and maintenance.
A snow blower has been purchased for \$450.00.
- E. Balance Sheet:
The construction account has a balance of \$3308.15.
The operating account has a balance of \$10,919.37.
The reserve account has a balance of \$73,314.96.
Total cash on hand is \$87,542.48.
No one is behind in HOA payments.
Donna Elston made the motion; seconded by Erika Goetz to approve the financial report as presented. This was unanimous.

A homeowner contact list was presented to the board by Maria Karr. The list was established on April 14, 2021.

Maintenance Report – Donna Elston

- A. Craig Turner: Has worked for Eagles Landing as a maintenance man on a part time bases. He is now available to work for Eagles Landing on a more fulltime basis. He is a licensed contractor. After board discussion, Donna Elston made the motion; seconded by Tobi Manspeaker to hire Craig at \$25.00 per hour for 5 hours per day. This was unanimous. Prior to starting, a job description needs to be created and approved by the board and Craig.
- B. Stairs: Pro Source's price went up \$400.00 due to the national lumber shortage. The F5 stair project should start this week.
- C. Gutters: 4 buildings have been completed, E and F are next, when the funds present.
- D. Painting: We have a bid from Brandon Painting for 4 buildings at \$35,000.00. We are waiting on a bid from Mountain Dirt and may get a bid from MDF Maintenance Services.

- E. Lighting: Due to an Estes Park regulation, upgraded exterior lighting is needed. Each light is \$30.00 which requires the purchase of over 100 lights. Donna Elston made the motion; seconded by Stacey Adams to purchase 24 lights at this time. This was unanimous.
- F. Sprinklers: Matt Boston will activate the system shortly. Currently there is no water to the center island by H building.
- G. Trees: Davey Tree Service and Nate Ford have evaluated the condition of the trees in the center island. They are doing better after deep root stimulation and being sprayed for disease.
- H. Mulch and Block: Three inches of mulch also will be placed around the center island trees.
- I. Fences: The patio fences on the west side of A-C will be raised for additional privacy. Craig Turner will be handling this project.

Old Business

Venmo and Zelle (a third party clearing house) is not an option for HOA payments as our bank does not offer this service. Owners have not shown much interest in this service and it would cost the association \$300 for three years.

New Business

Window replacement: Craig Turner to obtain bids.

Next meeting: TBD

Tobi made the motion: seconded by Donna to adjourn. The meeting adjourned at 1:00pm.

Jim Buck

Secretary