

**Eagles Landing Condominium Association**

**2021 ANNUAL MEETING**

**October 23, 2021**

**Fall River Room at Estes Park Condos**

**Board members present;**

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

**Owner's present;**

Dyan Hardin – A5

Greg Smith – C1

Dianne Pliska in person and co-owner on phone - C6

Janet Lee - D2

Lori Greening - D5

Rob Scrivner - D6

Terri Harvill -E1

Leslie Marshal - F1

Fred Sietzman - F5

Dan Werner - G3

**Proxies received from owners of units;**

Zora Thoms – B4

Scott Donaldson – A6

David Dahms – H2

A quorum of at least 23 could not be established with owners present and only 3 proxies received. Without a quorum, an informational meeting was announced at 1:06pm on October 23, 2021 at the Estes Park Condos Fall River Room.

## **Meeting Agenda**

Tobi Manspeaker, president welcomed everyone and called for additions to the agenda. No additions were added. Board members and the bookkeeper were introduced. Additionally, homeowners were introduced.

The minutes from the 2020 Annual Meeting were read by Jim Buck, Secretary

## **President's Report** – Tobi Manspeaker

**Trailblazer Broadband** – you have seen the locates coming on to the property, they are getting ready to install it and it will be going across the property. It will be nice to have the option for better internet service.

**Inspection of Decks** – I spent a day with Dan from Pro Source having him inspect the deck, stairs, and porches on the upper units. Many of them need repaired or replaced. I have created a report showing what he found, showing the level of need for repair as far as safety is concerned along with the decks and stairs that have been completed this year.

**Painting** – the Board has approved the painting of E and F building, but we have had to put that side for now to take care of some projects that imposed safety risks.

**Landscaping and sprinkler lines by G3** – we have met with numerous people to look at this and have had mixed reviews and costs.

Rock Point Landscaping – looked but never got back to us about a bid

Tim Knott – he is leery of taking on this job but would charge \$50/hour to work on it.

Jessie Hernandez – He looked at it and was a bit leery. He did not give us an amount, but it would be a bid job

Dan/Pro Source – he concluded there is a lot of rock to remove, which would take picks and shovels and hauling in the river rock or whatever we decide. This would be a zero-scape project. The estimate is \$2000 to repair the sprinkler system in this area plus \$75/hour.

**Back Flow testing** – Estes Valley Plumbers have been working on the back flow but have needed to order some parts. They will send the report to the town of Estes Park when they are done with the testing.

**Resignation** – I will be resigning as of today, October 23, 2021. My condo is under contract, and I will be moving. I am happy to help in any way I can with the transition, and I wish all the best moving forward with a new Board. I have boxes of documents and keys to hand over.

## **2021 Financial Report** – Maria Karr / Bookkeeper

The construction account has a balance of \$3308.15; the operating account has a balance of \$14,770.53 and the reserve account has a balance of \$46,331.57. All HOA payments have been made for September and 3 outstanding for October.

Profit and Loss statement; The operating account income through October 20, 2021 is \$141,073.82. A large expense for this year is \$48,028.24 for Pro Source who repaired /replaced stairs, decks, and landings.

ELCA has returned \$1000.00 in unauthorized purchases to Park Supply, the local lumber yard, and ACE Hardware.

The profit and loss statement vs. actual expenses shows snow removal, repairs, maintenance and electric over budget. Landscaping and groundskeeping expenses were below budget.

There were no legal fees for this year.

## **2022 Proposed Budget** – Stacey Adams / Treasurer

The written budget was reviewed by Stacey.

Upper Thompson remains a significant annual expense (\$32,788)

A special assessment of \$2000 per unit will go into effect January 1, 2022. The special assessment can be ratified by the Board even without a quorum. Please review Declaration, Article XI, Section D, Budget Adoption, and ratification.

The special assessment will go for repairing/replacing numerous steps, landings, and back decks on the property. Pro Source will be the contractor. The special assessment is to be paid in full by May, 1 2022. The monthly HOA dues will remain at \$305

## **Board Election** –

Without a quorum, voting for Board Members cannot take place. Tobi Manspeaker, President and Stacey Adams, Treasurer are leaving the Board as they are moving. Jim Buck, Erika Goetz and Donna Elston remain. We will be looking for new Board Members.

## **Directory Update** –

There are a few additions to the directory that need to take place.

## **Other Business – none**

## **Adjournment** –

Tobi Manspeaker made the motion; seconded by Donna Elston to adjourn. This was unanimous. The meeting adjourned at 3:05pm

Jim Buck

Secretary