

## Eagle Landing Condominium Association

### July 2021 Meeting Minutes

The July 2021 Board meeting was called to order by Tobi Manspeaker President at 10:03am on July 17, 2021, at the Wasson Room of the Estes Valley Library.

Present Board members were:

President: Tobi Manspeaker, D3

Secretary: Jim Buck, B6

Treasurer: Stacey Adams, B3

Member at Large: Erika Goetz, B2

Bookkeeper: Maria Karr, F2

Owners Present:

Eric Adams, B3

Zora Thoms, B4

By Telephone:

Dan Werner, G3

Greg Smith, C1

Donna Elston, H1

A quorum was established with four members present.

Jim Buck, Secretary read the May minutes. Erika Goetz made the motion; seconded by Tobi Manspeaker that the minutes be approved as read. This was unanimous.

#### **Presidents Report** – Tobi Manspeaker

1. Donna Elston has stepped away from the board to take care of personal matters, she has done a lot of work for the HOA and is sorely missed.
2. CNA Insurance - after making a few calls Jim buck determined we have better coverage with American family. Erica Goetz made the motion; seconded by Stacy Adams to let the CNA policy lapse.
3. We are looking for a new attorney as Phil Musser has moved to Denver.
4. Stuff is underneath the deck of H building a 4x4 support post appears to be assisting H5 stairs, which are scheduled to be replaced.

5. Parking - Craig Turner measured by the parking area on the South side of D building. It's possible three additional parking spaces could be added. Additionally, some of the parking space numbers have been changed.

6. There is a proper procedure for contacting Craig Turner. If you have a maintenance issue, please email it to [esteselca@gmail.com](mailto:esteselca@gmail.com), all projects need to be approved by the Board and prioritized.

7. Painting bid - we have an additional painting bid from Amazing Painting Solutions. This company has been recommended by Tobi as they have painted several buildings at Estes Park Condos.

### **Financial Report** – Maria Karr

The reconciliation summary and checkbook balance once again match at \$15,998.05 as of June 30th, 2021. The construction account balance is \$3308.15, the operating account balance is \$5114.82, and the reserve account balance is \$77,314.96. Accounts receivable has a balance of \$4063.41.

Since we prefer to do business with Home Depot or Lowe's, we have attempted to obtain a credit card with these businesses, but we have been denied as ELCA does not have a credit history. Maria will obtain a preloaded card in her name with a \$250 limit. Craig can use this card at Lowe's.

The current accounts payable balance is \$11,526.48:

The most recent upper Thompson bill was \$7278.75.

The profit loss statement shows income through July 15, 2021, of \$97,825.

Repairs/Maintenance expenses show the following:

Eco Shield - \$11,388 has been paid

Total repairs and maintenance through July 15, 2021, are \$36,863.31.

The F5 stairs replaced by Pro Source cost \$8850.00.

The profit & loss budget as actual expenses show the following:

Snow removal is 179% over budget

Office/Printing expenses (ink) are 172.5% over budget

Repairs maintenance are 159.5% over budget

Check Detail through June 2021:

Long's Peak Logistics (Craig Turner) was paid \$900.00 on June 22, 2021

Maria Karr was paid \$877.83 on May 7, 2021, for title paperwork, plus her monthly salary of \$350.00

Cedar Lumber from Ft Collins has approved a line of credit for ELCA.

Tobi Manspeaker made the motion; seconded Stacey Adams to approve the financial report that was presented. This was unanimously approved.

### **Old Business**

The parking issue and new painting bids were discussed under the President's report. All painting bids will be considered.

### **New Business**

Greg Smith C1 presented nine points of interest for the ELCA community. Although the buildings were built in the 1980s and 1990s it is possible the developers may be responsible for road and parking lot improvements. Additionally, he believes all HOA meeting minutes be emailed to owners (check the website); diagrams of the property and grounds could be an owner interest. A maintenance schedule of repairs and completion dates shall be presented monthly to all owners. Transcription software could replace hand typed documents such as minutes and other reports. Some owners may be interested in the HOA's business vendors.

### **Next Meeting**

A special budget meeting will be held on July 31st, 2021, at 10:00am, location to be determined.

The annual meeting will be on October 2nd, 2021, at Estes Park Condos.

Erika made the motion; seconded by Stacy Adams that the meeting adjourn, this was unanimous and the meeting adjourned at 12:35pm.

Jim Buck,

Secretary