

Eagle Landing Homeowners Association

Annual Meeting Minutes - September 12th, 2020

Fall River Room Estes Park Condos

1400 David Drive

Estes Park Co 80517

In attendance

NAME	UNIT
Donna Elston	H1
Erika Goetz	B2
Tobi Manspeaker – <i>President</i>	D3
Jim Buck – <i>Secretary</i>	B6
Doug Werner	G3
Dan Werner	G3
Stacey Adams	B3
Zora Thoms	B4
David Desormeaux	A1
Marna Deines	A1
Jacques van der Westheuzen	Maintenance Contractor
Steve Bendit	A4
Craig Turner	Maintenance Contractor
Maria Karr – <i>Bookkeeper</i>	F2
Charity Watson	Guest

In attendance by phone

Rosemary Anderson	E4
Jennifer Phillips	C2-E2
Leslie Marshall	F1

By Proxy

Janet Lee	D2
Christine Kraft	D1
Wayne Wendell	H5
David Dahms	H2
Rob Scrivner	D6
James Coates	C5
Jane Fox – member at large Tobi was her proxy	F4
Bonnie Watson	C3
Pat Duddleston – member at large In hospital Tobi was her proxy	E3

The annual meeting of homeowners of the Eagle's Landing Condominium Association was held in the Fall River Room of the Estes Park Condos at 1400 David Dr.

The meeting was called to order by Interim President Tobi Manspeaker at 10:19am.

Board Members, the Bookkeeper and two maintenance contractors were introduced. Homeowners and guests introduced themselves.

A quorum was established with 14 owners and 9 proxies (see above).

Minutes from the July board meeting were read by Jim Buck, Secretary.

One correction noted on the minutes for July was to add Donna Elston of H1 to the attendance.

Tobi Manspeaker made the motion to approve the minutes with correction and were seconded by Dan Werner – there was unanimous approval.

Interim President Report – Tobi Manspeaker

None

2020 Budget to date – Maria Karr

Reconciliation Report

Maria states that homeowners are more than welcome to discuss association finances with her at any time. This report shows all financial transactions for the month of August 2020.

The balance in the operating account was \$2512.58 on August 31, 2020.

Balance Sheet –

As of September 11, 2020, we have.

Construction account - \$3308.15

Operating account - \$2797.33 – account is low at this time, but September dues will be added next Monday.

Reserve - \$47,294.84

Total assets - \$53,400.32

Profit and Loss Statement –

Our income for the year is \$128,370.09, our expenses for the year are \$91,479.04. Some of the expense categories are insurance, landscaping & groundskeeping, repairs & maintenance and utilities.

2021 Proposed Budget – Jim Buck

The budget was reviewed and written in May of 2020. Since then, Nate Ford, the independent contractor has left. At this time, Craig Turner and Jacques van der Westhuizen are performing maintenance duties on the property. A decision has not been made whether to hire a new maintenance manager. HOA fee for 2021 will remain at \$305 a month. Doug Werner made the motion, seconded by Donna Elston to approve the budget, this was unanimous.

Board Election

Tobi asked for volunteers for the 2020-2021 Board. The board can be 3-7 members. After additional discussion, the following agreed to serve.

Tobi Manspeaker

Donna Elston

Stacey Adams

Jim Buck

Erika Goetz

Directory Update

Ten-unit owners have not completed the necessary information to be added to the association directory. This has been an ongoing project. The board will meet immediately following the annual meeting to elect officers.

Adjournment

Jim Buck made the motion, seconded by Tobi Manspeaker to adjourn the meeting. The meeting adjourned at 11:45 am.

Secretary

Jim Buck