

Eagle Landing Homeowner Association

Meeting Minutes – December 12, 2020

The December Board Meeting was called to order by Tobi Manspeaker, President at 10:21am on December 12, 2020, via teleconference call and Go To Meeting.

Present were;

President: Tobi Manspeaker , D3

Secretary: Jim Buck, B6

Member at Large: Erika Goetz, B2

Member at Large: Donna Elston, H1

Bookkeeper: Maria Karr, F2

Owner: Doug Werner, G3

A quorum was established with 4 board members present. Jim Buck, secretary read the minutes from the September 12, 2020 meeting. Doug Werner approved the minutes which were seconded by Tobi Manspeaker. There was unanimous approval.

**President's Report** – Tobi Manspeaker

A backflow survey was reviewed and completed by Tobi. This is an annual report pertaining to the sprinkler system.

Water pressure remains a problem for E building. A plumber tried to find the pressure relief valve without success. The town will be contacted.

**Financial Report** – Maria Karr

Balance Sheet: The construction account has a balance of \$3308.15, the operating account has a balance of \$4893.45 and the reserve account a balance of \$54,300.66. \$6000.00 was transferred to the reserve account as some owner's prepaid dues for 2021.

A new owner owes for November and there remains an issue with another owner who believes they are up to date in payment but actually owe for 1 month within 2020.

Profit/Loss: The waste management bill for the year is \$3391.38. ELCA signed a 3-year contract with them last year. Waste Management states after the first year there could be an increase in the bill. Maria has spoken to them and there should be a credit to us by the end of December.

Reconciliation Summary: The beginning operating account balance for November 1, 2020 was \$9982.86 and on November 30, 2020 was \$4958.05. Payments made for the month were \$17,599.81 and deposits and credits were \$12,575.00. Bank statements were compared to Quick Books statements, they balanced.

Maria noted she was paid \$1483.55 for the month which was her salary plus credit card bills for ELCA. She reminded officers they need to go to the bank to sign the signature cards. Donna Elston made the motion; seconded by Tobi Manspeaker to approve this report. There was unanimous approval.

## Maintenance Report – Donna Elston

- A. F5 and H5 steps, ELCA is waiting for permits from the town. This has been a two month delay. Jim Buck suggested contacting our attorney Phil Musser as to our next step.
- B. Corrugated metal under the staircases. The project has not started but will be completed by Craig and Jacques.
- C. B2 water issue, issue has been resolved.
- D. Woodburning fireplace cleanings, five have been cleaned. Jim Buck reminded the other board members that this issue should have been voted on and approved prior to a letter being sent to the owners.
- E. E Building water pressure issue – this was discussed under the President’s report.
- F. Newspaper boxes – 4 boxes will be left and the others removed.
- G. Exterior lighting – A new town exterior lighting code will be implemented in the near future. The cost for 54 lights would be \$1560 plus the price for an electrician. This project will be place on hold at this time due to expense.
- H. Rock Pointe – they did the fall clean up and will be our snow shovelers this winter.
- I. E building fence and H4 deck are finished
- J. Tree mitigation – Nate Ford trimmed the trees away from buildings. Jim Buck told the Board that Davey Tree Service from Boulder would save us money in the future. Donna Elston will contact them.
- K. A6 balcony needs to be repaired. Craig Turner has proposed a bid or \$3250.
- L. Paint – there is paint in the shed with a space heater running. It does have an automatic shut off.
- M. Two companies will bid for our next asphalt project.

Jim Buck made the motion; seconded by Tobi Manspeaker to approve this report. This was unanimous.

## Old Business

The new owners have received “welcome packets”.

The phone directory remains and ongoing project.

## New Business – None

The next meeting will be January 16, 2021 at 10:15am.

Location TBD.

Tobi Manspeaker made the motion; seconded by Donna Elston to adjourn the meeting. This was unanimous.

The meeting adjourned at 12:00pm

Jim Buck

Secretary