

Eagles Landing Condominium Association

SPECIAL Meeting Minutes 12-21-21

A SPECIAL MEETING was held on December 21, 2021. Due to current Covid 19 concerns the board meeting was held via conference / video call through Go To Meeting.

Meeting was called to order at 6:03pm

A Quorum was established with all current board members in attendance as itemized:

- Jim Buck – Board Member
- Erika Goetz – Board Member
- Donna Elston – Board Member
- Zora Thoms – Board Member
- Dianne Pilska – Board Member
- Doug Werner – Board Member
- Maria Karr – Bookkeeper was also in attendance for reporting of Financials.

Doug Werner as a board member facilitated the meeting.

Board members from the previous year that are retaining current board membership are:

- Jim Buck
- Erika Goetz
- Donna Elston

New Board members added on November 11th 2021 and subsequently on November 27th 2021 are:

- Dianne Pilska (11/11/21)
- Zora Thoms (11/11/21)
- Doug Werner (11/27/21)

BOARD POSITION NOMIMATIONS AND CONFIRMATIONS WERE FACILITATED AS FOLLOWS:

- Donna Elston - Board Member at Large – nominated by Jim Buck and seconded by Doug Werner. Donna Elston accepted the nomination. Vote was unanimous in favor of the nomination.
- Zora Thoms - Board Member at Large – nominated buy Jim Buck and seconded by Donna Elston. Zora accepted the nomination. Vote was unanimous in favor of the nomination.
- Jim Buck – Secretary – nominated by Doug Werner and seconded by Zora Thoms. Jim accepted the nomination. Vote was unanimous in favor of the nomination.
- Erka Goetz – Vice President – nominated by Doug Werner and seconded by Donna Elston. Erika accepted the nomination. Vote was unanimous in favor of the nomination.
- Dianne Pilska – Treasurer – nominated by Jim Buck and seconded by Doug Werner. Dianne accepted the nomination. Vote was unanimous in favor of the nomination.
- Doug Werner – President – nominated by Donna Elston and seconded by Erika Goetz. Doug accepted the nomination. Vote was unanimous in favor of the nomination.

SECRETARY'S REPORT

- 10-23-21 Annual Meeting Minutes were presented and approved.
 - o Motion to approve the minutes was made by Jim Buck and seconded by Doug Werner.
 - o Motion was approved unanimously.
- 10-23-21 – Board of Directors Meeting minutes were presented and unanimously approved by the board.
 - o Motion to approve the minutes was made by Jim Buck and seconded by Doug Werner.
 - o Motion was approved unanimously.
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BOOKKEEPER'S REPORT

- Maria Karr - designated bookkeeper for ELCA presented the current Financials.
 - o Maria Karr has provided, via email, statements and documentation to support the following::
 - Construction account has balance of \$17,308.15
 - Operating account has balance of \$24,127.57
 - Reserve account has balance of \$50,331.57
 - Current assets \$91,767.29
 - Profit / Loss statement shows net income of \$29,170.90
 - Waste Management expense will be adjusted in December due to Waste Management mistake in billing from documented agreement.
 - Six owners have paid Special Assessment balances in full.
 - Three owners have made Special Assessment partial payments.
 - Unauthorized purchases from Craig Turner in the approximate amount of \$1500.00 have been returned either through store credit, refund checks, or prepaid gift cards. Exact bookkeeping entries are available upon request.
 - Motion to approve the Bookkeeping report was made by Doug Werner and seconded by Jim Buck.
 - Motion was approved unanimously.

MAINTENANCE REPORT

- As this was a SPECIAL MEETING called to address specific urgent topics, the general maintenance report was deferred until the next scheduled board meeting to allow time for main discussions listed under New Business.

OLD BUSINESS

- As a follow up from the Annual Meeting minutes, the backflow valve issue for the property has been resolved. All maintenance is complete for this issue and we have city compliance sign off.
- Other Old Business items for review were deferred to the next meeting to allow time for main discussions to follow and listed under New Business.

NEW BUSINESS

- Main topic of discussion for this meeting was to consider Trail Blazer Broadband (owned by the town of Estes Park) to proceed with construction of a new fiber optic, high speed internet line that would transverse the Eagles Landing property in various aspects.
- Prior authorizations for the project were approved and signed for by the previous board.
 - o The prior authorizations were to include mainline installation of the main fiber conduit AND
 - o To install individual owner “private” fiber lines from the mainline to each owner that had subscribed to the initial promotion from Trail Blazers.
 - o Construction for the project would not be funded by ELCA. AND
 - o That Trail Blazer Broadband would be liable for any damage caused as a result of the installation.
- New issue that have risen after initial authorization are that no one can locate the blueprints or records providing the private sewer line mapping for the property. Trail Blazer is now asking ELCA to sign an addendum that would alleviate them from taking damage liability for the private lines that would run from the main line to the individual owner units.
- Options present by Trail Blazer were:
 - o Allow mainline installation with the original damage liability clause in-tact.
 - o Suggest that ELCA hire a plumber to locate Sewer Cleanouts, Cleanout Depths, and cleanout line direction from each unit.
 - o Trail Blazer would then review and attempt to approve those mappings in an attempt to complete the project as originally accepted.
 - o Trail Blazer direct request was to at least approve the construction of the main lines throughout the property – under their original liability clause, but unless mapping was complete and accepted of the private sewer lines, they would not take damage liability for the private lines running from the main line to the individual units.
- Motion, as itemized here in was made by Doug Werner and seconded by Donna Elston as follows:
 - o To grant Trail Blazer access and permission to begin the mainline construction of the fiber lines under their original damage liability clause.
 - o To obtain quotes from local plumber(s) on the cost for “mapping” the private sewer lines as requested by Trail Blazer.
 - o Not to sign any damage liability addendum or authorize construction of any of the private lines until costs for mapping have been determined.
- Motion was unanimously approved
 - o Doug Werner to draft email to Trail Blazer with our approvals and denials to be sent as soon as the board has approved the email verbage.

NEXT MEETING SCHEDULE AND MEETING ADJOURNMENT

- Next Scheduled Meeting will also be a SPECIAL MEETING with the main purpose of further discussion regarding the private sewer line mapping cost and potential approval for Trail Blazer Fiber project.

- - Motion to schedule the next SPECIAL MEETING for the Board for Tuesday January 11th at 6:00pm via conference call was made by Doug Werner. Motion was seconded by Erika Goetz. Motion carried through unanimous vote

Motion to adjourn the meeting as made by Doug Werner with a second from Erika Goetz.

- Motion Carried

Meeting adjourned at 7:34PM on Tuesday December 21, 2021

Secretary

Jim Buck