

## **Eagles Landing Condominium Association**

### **Board Meeting on June 25, 2022**

The June Board Meeting was called to order by Doug Werner, President at 9:59 a.m. on June 25, 2022 at the Best Western Silver Saddle Motel in Estes Park.

- President: Doug Werner, G3
- Vice-President: Erika Goetz, B2
- Secretary: Jim Buck, B6
- Treasurer: Dianne Pliska, C6
- Member at Large: Zora Thoms, B4
- Bookkeeper: Maria Karr, F2

A quorum was established with 5 Board Members.

#### **Old Business:**

1. Jacques has paid 100% of his debt to ELCA. The last payment was on May 26, 2022.
2. E and F buildings have been painted as of June 23, 2022. Brandon Painting has been paid. Using Brandon, ELCA saved \$5,258 versus the budget.
3. Declarations conflict (Article XI – B1) tabled.
4. Maintenance Spreadsheet (Doug) – tabled.
5. Emails restructuring (Doug) – tabled.
6. Common shared electronic files for maintenance or other appropriate information (Doug) – tabled.
7. Trailblazer Update – Doug  
Doug has spoken with Mary Smith, President of Eagle View Condominiums. Eagles Landing and Eagle View were built by the same builder. Eagle View also does not have sewer line records. Two of their buildings were scoped by Estes Park Plumbers. Their sewer lines are eight feet deep. They went with Trailblazers upgraded internet service. Doug suggests Eagles Landing follow Eagle Views plan. Erika Goetz made the motion; seconded by Dianne Pliska that Eagles Landing hire Estes Park Plumbers to scope two lines. This was unanimous after further discussion. D and G buildings will be scoped.

#### **Special Assessment Construction Update – (Doug)**

Dan Casey, Pro Source, is unable to get the treads (metal steps) for the stairs. The Board suggests he begin with the decks. Doug will check in the shed for the number of tiles we have for the decks and then contact Dan to advise.

## **Lights**

Upon inspection of the property, 17 additional lights need to be installed. There are lights in the shed.

## **ELCA Sign Installation Update – Jim**

Tim Knott's bid to install the sign was approved months ago. Tim is extremely busy and hopes to install the sign in late June or early July. 811 locates will be contacted by Doug to determine an acceptable sign placement.

## **Financial Report – Maria Karr**

### 1. Balance Sheet:

We have \$88,058.15 in the Construction Account; \$14,535.30 in the Operating Account; and \$66,919.62 in the Reserve Account. Currently, we have three owners who owe partial payments for the Special Assessment. Net Income through June 23, 2022 is \$79,011.92.

### 2. Profit and Loss:

Brandon Painting has been paid as well as Eco Shield (gutters) \$12,012.00. The utility bill is our only outstanding bill at this time.

### 3. Check Detail:

Usual charges. An invoice has been sent to the Links for their share for snow plowing. Donna Elston has been paid for cardboard pick-up in June.

Zora Thoms made the motion; seconded by Dianne Pliska to approve the financial report as presented. Motion was unanimously accepted.

## **New Business**

1. Donna Elston resigned from the Board on June 22, 2022 for personal reasons. She will be missed. The Lowes card she has will be returned to the Board. With her absence, we need to reassign the camera login so we can monitor the trash area and hold violators accountable. Additionally, we need maintenance quotes and the list of vendors from her. We do need an owner to complete Donna's term.
2. Luis Delgado – L&B Services.  
Landscaping contract update (Doug) – Luis needs to sign the updated contract. He will need to mow, remove dead bushes, kill weeds and activate the sprinkler system. He will not independently have access to the shed.

## **Budget – Dianne Pliska**

The first draft of the 2023 budget has been developed. For 2022, we are over budget on snow removal, gutter replacement, Waste Management and Upper Thompson. We are under budget on painting by \$5,498.54. Upper Thompson remains the largest yearly expense. Due to the

recent fires, American Family Insurance will most likely increase in 2023. The increase from 2021 to 2022 saw a rate increase of 23%. The rate for 2023 will not be known until December 2022. The expense for stair/deck replacement for 2023 is not known at this time. Repaving of the parking lot will be a 2023 expense. The proposed 2023 budget will be presented to the owners one month prior to the annual meeting on August 13, 2022.

**Next Meeting**

An Executive Meeting is scheduled via teleconference on June 30, 2022 at 6:00 p.m.

**Adjournment**

Jim Buck made the motion; seconded by Erika Goetz to adjourn this meeting. This was unanimously accepted. The meeting adjourned at 12:14 p.m.

Jim Buck, Secretary