

**Eagles Landing Condominium Association**  
**2022 Annual Meeting**

The Annual Board Meeting was called to order by Doug Werner, President on August 13, 2022 at 1:30 p.m. in the Hondius Room of the Estes Valley Library.

**Present were:**

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

**Owners Present Were:**

Hugh & Karen Vallely, C1

Donna Elston, H1

Shannon Murphy, A2

Rosemary Anderson, E4

Alix Kyle, F4

**Proxies Received From Owners:**

Cherie West, D2

Bonnie Watson, C3

Sue Richert, H3

Leslie Marshall, F1

Stephen Bendit, A4

Scott Donaldson, A6

Wayne Wendell, H5

James Coats, C5

Dale Stapleton, B5

Tim & Maria Greither, G4

David Dahms, H2

Jennifer Carreon, E3

A quorum was established with eleven owners present and twelve proxies received. This is an official meeting.

### **Introduction of Current Board:**

Doug Werner introduced all Board Members to those in attendance and stated their positions along with their terms of office. We have two vacancies on the Board.

### **Secretary's Report – Jim Buck**

None.

### **Financial Report – Maria Karr**

- We have \$53,947.50 in the Construction Account; \$16,873.69 in the Operating Account and \$70,928.38 in the Reserve Account. The special assessment went into the Construction Account.
- The Profit and Loss Statement shows Upper Thompson Sanitation is paid over \$8,000 each quarter. All bills have been paid. A recent payment has been paid to ProSource for decks, stairs and landings project. The Profit and Loss budget versus actual costs was reviewed. Snow removal was over budget by \$3,000. Painting was under budget by \$5,200.
- The Check Detail Statement shows bills paid from June 24, 2022 through August 10, 2022. All large payments were Board approved.

Hugh Vallely, C1 made the motion, seconded by Shannon Murphy, A2 to approve the Financial Report. There was unanimous approval.

### **Presidents Report – Doug Werner**

- Trailblazer Update: They are providing fiber optic internet in Estes Park. This project has been on hold as the sewer lines on our property along with Eagle View Condo's could not be found. ELCA would not sign a waiver without this valuable information. The main lines were done. However, Doug has been working with Eagle View on this project. Eagle View hired Estes Park Plumbers and they determined the sewer lines were four to eight feet deep. Trailblazer's fiber optic lines will be placed at a max depth of 30 inches. Estes Park Plumbers state our sewer lines (as mapped) are at least 48" deep. ELCA will sign the waiver.

- Dumpster/Cardboard Rules Change: Hugh Vallely, C1 mentioned Fawn Valley Inn places garbage cans by the dumpster. Should ELCA have a second dumpster? This issue will continue to be discussed at the next Board meeting.
- Paint Scheme Survey: Do we want to change colors of the buildings? Some state the cream/green colors are outdated. A one-color building would be cheaper to paint. A survey will be sent out to the owners.
- Financial Environment Review: ELCA needs to be prepared for cost increases for 2023. The budget may change. The A6 project (stairs and landing) is completed and the C6 (upper deck) project is almost done. Seven projects are left for 2022. Most likely, the \$90,000 special assessment will not cover all of the 2022 projects. The gutters were \$624 over budget while we saved \$5,200 on painting. The sprinkler system is once again functional but probably over budget. The exterior lighting is close to completion.
- General Maintenance: Higher patio fencing (Buildings A-F) was approved by a past Board but was not budgeted. The ELCA sign replacement has been approved and budgeted. Contractor and Town issues remain. Building G landscape repairs will occur this fall. Concrete issues remain on the north side of Building A and the east/west side of Building D. Railroad ties are deteriorating and need to be replaced.
- 2023 Maintenance: How do we fund the 2023 deck, landing and stairs project? It is estimated by ProSource that 10 projects will cost \$106,000. Options are a second Special Assessment, obtaining a bank loan or other funding.
- 2023 Primary Budget Presentation/Discussion/Questions: The primary budget was sent to all owners one month prior to this meeting. An area of concern is American Family Insurance. In 2018 the property insurance was \$8,500; in 2019 it was \$9,800; in 2020 it was \$11,287; in 2021 it was \$12,683 and this year 2020 the actual expected cost is \$15,559. In the recent past, other insurance companies have been contacted but they state they can't compete with American Family. These large increases are due to the recent fires and floods.
- Election of Officers:
  - Doug Werner: Donna Elston made the motion; seconded by Erika Goetz to have Doug remain as a Board member. The motion passed unanimously.
  - Erika Goetz: Donna Elston made the motion; seconded by Dianne Pliska to have Erika remain as a Board member. The motion passed unanimously.
  - Jim Buck: Erika Goetz made the motion; seconded by Zora Thoms to have Jim remain as a Board member. The motion passed unanimously.
  - Dianne Pliska: Jim Buck made the motion; seconded by Donna Elston to have Dianne remain as a Board member. The motion passed unanimously.
  - Zora Thoms: Donna Elston made the motion; seconded by Erika Goetz to have Zora remain as a Board member. The motion passed unanimously.
  - Shannon Murphy: Donna Elston made the motion; seconded by Erika Goetz to have Shannon be our newest Board member. The motion passed unanimously.

- **Next Meeting:** A Board meeting will be held after this meeting.
- **Adjournment:** Doug Werner made the motion; seconded by Hugh Vallely to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 3:15 p.m.

Jim Buck, Secretary