

## **Eagles Landing Condominium Association**

### **Board Meeting on September 24, 2022**

A Board Meeting was held on September 24, 2022 at the Silver Saddle Motel in Estes Park at 10:02 a.m. Doug Werner, President called the meeting to order. A quorum was established as 6 members were present.

- President: Doug Werner, G3
- Vice-President: Erika Goetz, B2
- Secretary: Jim Buck, B6
- Treasurer: Dianne Pliska, C6
- Member at Large: Zora Thoms, B4
- Member at Large: Shannon Murphy, A2
- Bookkeeper: Maria Karr, F2
- Owner: Manoj Parvathaneni, D3

#### **Secretary's Report – Jim Buck**

The past minutes are posted on the ELCA website.

#### **Financial Report – Maria Karr**

1. Balance Sheet: The Construction Account has a balance of \$24,084.44. The Operating Account has a balance of \$15,834.29 and the Revenue Account has a balance of \$72,928.38.
2. Profit and Loss: There is a statement from January 1 through September 21 and a statement for the month of August only. Nothing unusual stands out.
3. Check Detail: The statement is from August 11, 2022 through September 21, 2022. Standard expenses were noted.
4. Profit and Loss Versus Actual Expenses: Once again, this statement shows no unusual activity present.

Erika Goetz made the motion; seconded by Dianne Pliska to approve the Financial Report. There was unanimous approval

After some discussion, Shannon Murphy made the motion; seconded by Zora Thoms to authorize Erika Goetz and Jim Buck to make ELCA purchases at Park Supply, Ace Hardware, Estes Park Lumber and the UPS Store. This motion was approved unanimously.

## **Presidents Report – Doug Werner**

### **Old Business**

1. Declarations Conflict (Article X1-B1) tabled
2. Maintenance Spreadsheet – in progress – tabled
3. Email/Website restructuring – tabled
4. Common shared E-files for maintenance and other documents – tabled
5. Insurance Review by Hugh Valley
6. Reserve Study -- After some discussion, a committee was created headed by Shannon Murphy to lead the project. Shannon has the ability to add others with board approval. Hugh Valley will serve as a content specialist to assist Shannon to get the study going. The board approved a \$3500 cap to be paid for out of the Reserve fund to pay for the study. Erika Goetz made the motion; seconded by Doug Werner to have Shannon Murphy undertake this activity. This motion was approved unanimously.

### **New Business**

1. Trailblazer: Project approved and owners may now subscribe to this service.
2. Summer/Winter Property Maintenance Update: Luis will be providing plowing and shoveling services for the winter. The sprinkler system will be turned off the second week of October. Fall clean-up will begin in October.
3. Old shed painting: Shannon Murphy made the motion; seconded by Erika Goetz to have Dianne Pliska and Marilyn Buck paint the shed for \$200. This motion was unanimously approved.
4. Unit H Fence: Doug Werner will replace the horizontal boards in October.
5. Lights: There are 17 old lights that need to be replaced. Shannon Murphy will contact an electrician.
6. Special Assessment: Five of the ten projects have been completed and ProSource states the rest will be completed by October 31, 2022. We have two owners who have not paid the assessment in full. Collection discussion will occur at a separate meeting.
7. Poop Deck Concerns: Discussion with rules violation and how to move forward. Doug will be sending a letter to the owner.
8. Sign Installation: Numerous issues have occurred since the Eagles Landing Sign was purchased last spring. Before the sign can be installed, we need approval from the town. Further discussion took place. Shannon Murphy made the motion; seconded by Erika Goetz to have Dan Casey of ProSource install the sign at its original location. The motion was approved unanimously. Care needs to be taken as Trailblazer and the town have placed cable and electrical wire in the sign's former location. Jim Buck will contact Dan Casey with details from the town.
9. The Links and neighbors regarding snow/paving: A revised financial formulation will be developed as to what percentage our neighbors on the north and south will owe for snow removal and paving.

10. Trash rules /dumpster finalization: A recycling dumpster is available from Waste Management for \$89 per month. Cardboard can be flattened and placed in this dumpster. We will create a new sign with current dumpster rules. Nothing will be allowed to be placed outside the main dumpster or recycling dumpster. Serious and lengthy discussion followed. Shannon Murphy made the motion; seconded by Erika Goetz that we add an additional 2- yard dumpster and evaluate its effectiveness for 3 months. The motion had 5 'yays' and 1 'nay.' The motion passed.
11. Special Assessment: Shannon Murphy will have someone walk the property and make a comprehensive assessment of the maintenance needs for each building. Erika Goetz made the motion; seconded by Dianne Pliska to have the above mentioned activity proceed. The motion passed unanimously.
12. G Building Landscape: The appearance of the landscaping on the north side of G building has been unacceptable for about 4 years. Jim Buck made the motion; seconded by Zora Thoms to have this area upgraded this fall. Luis, maintenance, will provide the work.

**Next Meeting: TBD**

Erika Goetz made the motion; seconded by Dianne Pliska to adjourn the meeting. The meeting adjourned at 11:51 a.m.

Jim Buck, Secretary