

Eagles Landing Condominium Association

Board Meeting on February 23, 2023

A Board Meeting was held on February 23, 2023 via teleconference. Doug Werner, President called the meeting to order at 6:00 p.m. A quorum was established as 5 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
- Bookkeeper: Maria Karr, F2

Secretary's Report – Jim Buck

The January 31, 2023 minutes have been posted on the ELCA website.

Financial Report – Maria Karr

1. All HOA payments for January 2023 have been received. Five owners still owe the HOA payment for February 2023. Three owners have paid, in full, the 2023 assessment.
2. ProSource has been paid for 25% of the materials cost for the 2023 Special Assessment work (stairs, upper landings and decks). L&B (snow plowing and shoveling) will be paid soon.
3. Balance Sheet as of February 20, 2023: The Construction Account has a balance of \$6217.94. The Operating Account has a balance of \$33,260.86 and the Reserve Account has a balance of \$91957.90.
4. Profit/Loss Statement for January 1, 2023 to February 20, 2023: Total Expenses are \$30,813.13
5. Check Detail: Few checks have been written since the last meeting. The Waste Management bill is \$549.11.
6. Tax documents 1099 and 1096 were mailed.
7. The HOA tax return will be completed shortly
8. The Bank Statement and Reconciliation Summary match at \$30485.66.
9. Profit/Loss versus Actual Statement is accurate
10. Maria proposes we only paint G building in June and H building later in the summer as the snow plowing and shoveling cost is high this year.

11. Maria will be sharing online banking access with Doug and Dianne due to her upcoming absence. Jim Buck made the motion; seconded by Erika Goetz to approve the Financial Report. There was unanimous approval.

Old Business – Doug Werner

1. Declaration Conflict (Article X-B1): remains tabled
2. Maintenance Spreadsheet: In process
3. Email/ELCA website reconstruction: remains tabled
4. Common shared e-files for maintenance and other documents: remains tabled
5. Insurance Review – Jim Buck: Insurance broker Doug Giem has been contacted. The insurance review is in progress
6. QuickBooks on-line: learning process continues with Maria
7. Night Lighting update: Lights on decks were not replaced in February due to winter weather. Ground lights on the property do not shutoff during the day. Doug will contact Dan Casey of ProSource for assistance and remediation.
8. Security cameras: No decision has been made as to moving forward on this issue.
9. Property evaluation and repair study: Dan Casey of ProSource, states it would take days to evaluate the entire property. Possibly only one building should initially be evaluated.
10. Pet/Trash evaluation: How should ELCA deal with pet/trash violations? After Board discussion, Zora made the motion; seconded by Erika, to have Dianne and Jim form a committee to address these issues. A fine structure needs to be established. There was unanimous approval of this motion.
11. New pet issue regarding Service Animals: we currently do not have a policy which covers this situation. Do we need to engage an attorney to recommend an update to the current ELCA rules? Issue currently on hold.
12. ProSource summer work update: They have received a 25% deposit for materials. Work to begin in the spring.
13. Summer Painting: Review Financial report.
14. E6 upper deck: Discussion followed. Erika made the motion; seconded by Dianne to replace a less critical deck with the E6 upper deck for 2023. There was unanimous approval.

New Business:

1. New Pet issue regarding Service Animals (reference Old Business #11). The C1 tenant has a Service Animal. Doug will contact our attorney for guidance.
2. Stephen Bendit (A4) wishes to plant a tree near the patio. He would pay for the tree. After discussion, we need to know the type of tree he wants, how it will be watered and fertilized; particularly the first year, and the need for Stephen to contact 811 for safe planting. Doug will be contacting Stephen via email. This is not a HOA issue.
3. Water leak in F5 caused damage in the F3 unit. Doug has advised the F3 owner that she needs to work with the F5 owner for resolution.

4. Bids for summer landscaping: Discussion followed. Jim Buck made the motion; seconded by Erika that we rehire L&B Services providing their 2023 pricing is reasonable. There was unanimous approval. Additionally, we will ask ProSource and L&B Services for bids to replace the rotting railroad ties.

Next Meeting:

The next meeting will be held April 8, 2023 at the local Best Western Motel at 10:30 a.m.

Adjournment:

Jim Buck made the motion; seconded by Zora Thoms that the meeting adjourn. There was unanimous approval. The meeting adjourned at 7:22 p.m.

Jim Buck, Secretary