

## **Eagles Landing Condominium Association**

### **Board Meeting on April 08, 2023**

A Board Meeting was held on April 08, 2023 at the Silver Saddle Inn – Estes Park, CO. Doug Werner, President, called the meeting to order at 10:30am. A Quorum was established as 4 members were present.

- President: Doug Werner, G3
- Vice President: Erika Goetz, B2
- Treasurer: Dianne Pliska, C6
- Member at Large: Zora Thoms, B4

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

- Jim was not in attendance, but the February 23, 2023 minutes have been posted on the ELCA website.

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

1. Maria was not in attendance thus no financial specifics were available for presentation
2. Dianne Pliska, Treasurer, has made all deposits (3) in Maria's absence.
3. A motion was made by Erika to accept the financial report. The motion was seconded by Zora. The motion carried by unanimous approval.

#### **Old Business**

1. Declaration Conflict (Article X-B1) remains tabled
2. Service Animal policy establishment, and Rules / Regulations updates
  - a. As we have one other pending legal matter (item 1 in this section), a motion was made by Dianne to table this item and address along with item 1 at a later date. The motion was seconded by Zora, by way of unanimous approval, the motion carried. This item is now tabled.
3. Maintenance Spreadsheet – remains tabled.
4. Email/Website reconstruction – remains tabled.
5. Common shared e-files for maintenance and other documents – remains tabled.
6. Shared costs for snow removal – neighbors – in progress but no updates at this time.
7. Quickbooks Online – update – tabled as Maria is not in attendance
8. Night Lights finish up – project on hold until Spring weather allows for completion.
9. Insurance Review – Jim was not present, so no update available. This item will be rolled to the next meeting.
10. Security Camera transition to Shannon's son – Shannon was not present, so no update available – tabled for the time being. This item will be rolled to the next meeting.
11. Property evaluation and repair study – Shannon was not present, so no update available. This item will be rolled to the next meeting.

12. Pet / Trash policy – Jim and Dianne have not collaborated yet on this item long enough to draft a potential policy. Dianne stated that she will get with Jim soon and get the ball rolling.
13. Grounds lighting – all exterior lights were not shutting off at dawn as they are supposed to. Doug contacted a new referred electrician, and this issue was resolved at a very reasonable cost. The issue was a bad photocell. The photocells are located on the exterior of the main shed. Issue resolved.
14. At a previous meeting special assessment work to replace the E6 upper was skipped in 2022 for board approved reasons. It was voted and agreed upon that we should substitute this for one of the 2023 projects as it was a prior 10 priority from last year. The problem is that we did not vote on, or approve a specific 2023 project to substitute out. There was no final decision or motion on this item. Doug was going to visually inspect the units with 2023 special assessment work, and also evaluate the remaining priorities on the unfinished list. A discussion and formal decision will be made at the next board meeting.
15. Steve Bendit (A4) tree update – As of this meeting we have heard nothing from Steve regarding the planting of this tree. We are awaiting a reply stating what type of tree he wishes to plant. The board will need to approve tree type before he proceeds.
16. Railroad Tie replacement. Bids will be obtained, but as of this date there is still too much plowed snow in the way. Bids will be requested as soon as practical this spring.
17. Dog Poop Issue in A building – is this still an issue? Shannon not in attendance to provide an update. This issue will be rolled over to the next board meeting.

#### **New Business**

1. Lori Greening is selling her unit. She requested that the board pay for a quart of paint so that she could touch up railings prior to listing. I approved the transaction and told her that with a valid receipt, we would take the cost of the quart of paint off of her next dues payment.
2. 2 board members planning vacations that we will need to work around for meetings.
  - a. One member out for substantial time between May and July – Will likely be able to participate via conference call.
  - b. One member out for about a week toward the end of May.

#### **Next Meeting**

- The next meeting of the Board of Directors will be held on June 10<sup>th</sup> at 10:00am at the local Silver Saddle (Best Western) motel in Estes Park.

#### **Adjournment**

- Zora made the motion to adjourn the meeting. The motion was seconded by Erika. The motion carrier by unanimous approval. The meeting was adjourned at 10:50am