

Eagles Landing Condominium Association

Board Meeting on August 12, 2023

A Board Meeting was held on August 12, 2023 via teleconference. Doug Werner, President called the meeting to order at 10:15 a.m. A quorum was established as 5 members were present.

- President: Doug Werner, G3
- Secretary: Jim Buck, B6
- Treasurer: Dianne Pliska, C6
- Member at Large: Zora Thoms, B4
- Member at Large: Shannon Murphy, A2
- Bookkeeper: Maria Karr, F2

Owners: Hugh Vallely, C1 and Dyan Harden, A5

Secretary's Report – Jim Buck

The July 22, 2023 meeting was an informational meeting only as a quorum was not established. Voting did not take place.

Financial Report – Maria Karr

1. Bank Statements: The Construction Account balance is \$35,953.53. The Operating Account balance is \$16,604.02. The Reserve Account balance is \$39,725.35. Reserve Account funds that were moved to the Construction Account to pay special assessment costs will be transferred back to the Reserve Account later this month.
2. Reconciliation summary: A slight deposit error made in July was corrected prior to the end of that month.
3. 2023 Special Assessment: 23 owners have paid in full and 13 have paid one half the amount. Nine owners have not yet responded to Maria's emails. The full amount is due December 31, 2023.

Dianne made the motion; seconded by Zora to approve the Financial Report as presented. There was unanimous approval.

2024 Proposed Budget – Doug Werner

1. The entire budget was reviewed line item by line item
2. After discussion to increase Maria's salary by 10% to \$5,100.00 annually, Shannon made the motion; seconded by Zora to make this change for 2024. This was unanimously approved.
3. On-going sidewalk replacement issues remain for the complex. A bid by Mountain Concrete was submitted to replace the sidewalk and entrance for units C1, C2 and C5 on the south side of Building C for \$7,787.50. The money would come from 2023 budget (Unbudgeted Maintenance Expense) or the Reserve Account. After further discussion, Dianne made the motion; seconded by Zora to approve this bid. This was unanimously approved. Replacement plans for the remaining areas will be discussed further.
4. Building Painting: Due to anticipated maintenance expenses in 2024, Shannon made the motion; seconded by Dianne to not paint buildings A and C in 2024. However, buildings A, B and C will be painted in 2025. The board approved this motion unanimously.
5. Waste Management: A new contract for 3 pick-ups per week is \$550. This includes an energy fuel charge. After discussion, Jim made the motion; seconded by Shannon to approve this new contract. This was unanimously approved.
6. The proposed budget for 2024 is \$162,026. The monthly HOA fee of \$305 would remain unchanged.
7. 2024 Special Assessment: Plans will be developed and presented in October 2023.
8. The proposed 2024 budget will be sent to the owners 30 days in advance of the ELCA 2023 Annual meeting.

Next Meeting

The next meeting will be held on September 23, 2023 at the Best Western Plus Silver Saddle Inn in Estes Park. Address: 1260 Big Thompson Ave. This will be ELCA Annual Meeting.

Adjournment:

Jim Buck made the motion; seconded by Dianne to adjourn the meeting. This motion was unanimously approved. The meeting adjourned at 12:02 p.m.

Jim Buck, Secretary