

## **Eagles Landing Condominium Association**

### **Board Meeting November 4, 2023**

A Board Meeting was held via teleconference on November 4, 2023. Doug Werner, President called the meeting to order at 10:32 a.m. A quorum was established as five 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

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

The Annual and Executive Board minutes have been approved and posted on the ELCA website.

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

1. Budget versus Actual: The Construction Account has a balance of \$639.94; the Operating Account a balance of \$23,294.64 and the Reserve Account a balance of \$55,698.93 as of October 31, 2023.
2. Profit / Loss: This statement does not reflect the changes that were made after reconciling the bank statement.
3. Check Detail: Lighting repairs were paid. Maria paid herself and Erika was paid for the website renewal of \$176.86. This is a one-year subscription payment. Robert Foster, Attorney has not yet cashed the \$275 check which was written on September 21, 2023. Maintenance expenses were for the F1 valve repair; the new sidewalk by C building and the electric bill for the exterior lights. These were all non-budgeted expenses. All bills have been paid as of October 31, 2023.
4. Eight owners are making ACH payments.
5. The 2023 Special Assessment is due in full by the end of December. Payments seem to be on schedule.

Dianne made the motion; seconded by Zora to approve the Financial Report. This was unanimously approved.

### **President's Report – Doug Werner**

1. Mailbox Damage: The Post Office will replace at no charge.
2. Newspaper Receptacle Damage: The plow driver did not strike the receptacle. The Denver Post will be contacted. Currently, we only have one owner receiving the newspaper.
3. Speed Limit Sign: Dan Casey reinstalled at no charge.
4. Outside Lights: RAM Construction can install temporary solar lights on the property for \$3,000. After discussion, Dianne made the motion; seconded by Jim to proceed with the solar light option until a more permanent solution is available. This was unanimously approved.
5. Sidewalks – temporary repairs: Dan Casey will repair the brick pavers for the entire property for \$2,200. Discussion followed. Dianne made the motion; seconded by Zora to proceed with the brick paver repair project. This was unanimously approved.
6. A handyman has been referred to us by Hugh Vallely from Fawn Valley Inn. Mark Negrand and his wife charge \$30 and \$25 per hour. Work for them would probably begin in the spring. We will need to have copies of their insurance.
7. 2024 Special Assessment: The property has many needs as discussed at the Annual meeting. Discussion today focused on:
  - The exterior lighting deficit
  - Crumbling paver sidewalks
  - Deterioration of the parking lot
  - Stair and deck replacement for unit E6

We will need bids from RAM Construction and Mountain Concrete. For 2024, we have budgeted \$10,000 for unbudgeted maintenance. After much discussion Shannon made the motion; seconded by Dianne to announce the need for a 2024 Special Assessment or to determine an alternative payment method for the four proposed projects. Exact numbers will be put out for bid. This was unanimously approved.

### **Next Meeting:**

The next meeting will be December 30, 2023 via conference call.

### **Adjournment:**

Dianne made the motion; seconded by Zora to adjourn the meeting. The meeting was adjourned at 12:02 p.m.

Jim Buck, Secretary