

## **Eagles Landing Condominium Association**

### **Board Meeting December 30, 2023**

A Board Meeting was held via teleconference on December 30, 2023. Doug Werner, President called the meeting to order at 10:35 a.m. A quorum was established as six 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: Jamie Richards, A5

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

The minutes from the November 4, 2023 meeting have been approved and posted on the ELCA website.

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

1. Balance Sheet: The Construction Account has a balance of \$20,839.40. The Operating Account has a balance of \$29,556.57 and the Reserve Account a balance of \$57,698.93.
2. Profit and Loss: We have a loss of \$34,636.05 for the year (January through November) mostly due to 2023 Special Assessment repair costs.
3. Financial Review: Has been completed.
4. Check Detail: The legal fees for Robert Foster have been paid. The end of the year statement (December) will be completed shortly.
5. Miscellaneous:
  - The new QuickBooks procedure will begin in February or March.

- Four owners recently paid the second half of the 2023 Special Assessment. There are nine owners who owe part of the 2023 Special Assessment and they will be contacted.
- As of January 2024, ten owners are paying their monthly dues through ACH.

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

### **Old Business – Doug Werner**

1. Mailbox Pedestal: A new one has not yet been ordered by the Post Office. ELCA will not be paying for this replacement.
2. Sidewalk temporary repairs by ProSource have not been completed due to weather. Most likely, the repairs will not be completed until spring.
3. Outside lights (solar) – Shannon  
They are not working that well. Some need replacement and additional commercial lights are needed. We need a quote for new exterior lights. The new system will probably cost \$100,000.00

### **New Business – Doug Werner**

- 2024 Insurance discussion and finalization – Shannon and Jim:

The ELCA is currently insured by American Family Insurance. The current policy is scheduled to increase from a budgeted amount of \$25,000 to \$57,000 for 2024.

The ELCA has contacted State Farm agencies for an estimated comparable coverage quote. Currently, State Farm has responded with an annual policy of \$41,000 which would include wind/hail damage coverage. If this policy is accepted, it would result in a \$16,000 deficit to the budgeted amount and result in a need to increase the monthly HOA fee to \$335 per month beginning in February 2024.

The ELCA is currently reviewing both policies (apples to apples) to determine carrier and coverage. The outcome will be communicated shortly.

- 2024 Special Assessment Discussion Items:
  - Sidewalk replacement for all existing areas where paver brick exists. Two bids received
  - Complex wide asphalt replacement for parking, entrance and through ways. Need an updated quote

- Replace exterior wiring and lighting. This may be a requirement for property insurance coverage

2024 Special Assessment items and cost to be communicated to owners shortly.

- An owner has requested to install a gas stove in their unit. They will need to acquire a permit along with a carbon monoxide detector for the unit.

### **Next Meeting**

The next meeting will be held January 13, 2024 at 10:30 a.m. via teleconference. The agenda will be communicated.

### **Adjournment**

Jim made the motion; seconded by Zora to adjourn the meeting. The meeting adjourned at 11:30 a.m.

Jim Buck, Secretary