

## **Eagles Landing Condominium Association**

### **Board Meeting February 10, 2024**

A Board Meeting was held via teleconference on February 10, 2024. Doug Werner, President called the meeting to order at 10:37 a.m. A quorum was established as five members were present.

- President: Doug Werner, G3
- Vice President: Erika Goetz, B2
- Treasurer: Dianne Pliska, C6
- Member at Large: Zora Thoms, B4
- Member at Large: Shannon Murphy, A2
- Bookkeeper: Maria Karr, F2
- Owner: Hugh Vallely, C1

#### **Secretary's Report:**

The minutes from the January 13, 2024 were approved and posted on the ELCA website.

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

1. The January 31, 2024 bank statement has been verified by Maria and is accurate. Following is a summary of the account balances:
  - The Construction account has a balance of \$9,641.94
  - The Operating account has a balance of \$34,197.10
  - The Reserve account has a balance of \$67,403.48
  - Net Profit for January 2024 was \$5,005.49
  - A transfer of funds still needs to occur from the operating account to the construction account to reflect the special assessment payments included in the most recent operating account deposit. In addition, 2023 funds borrowed from the Reserve account to pay special assessment expenses need to be calculated for repayment purposes
2. 2023 Special Assessment:  
Three owners still owe approximately \$1500.00
3. HOA Fees:  
One owner still owes several months of dues. This will be discussed at a future Executive Meeting to determine collection and/or late fee action.

4. ACH Payment Method – Update due to increase in monthly HOA fee effective March 01, 2024  
Maria feels it is not necessary for owners participating in this monthly payment option to complete a new authorization form. She will send an email to affected owners of the increase from \$305 to \$375 per month effective March 01, 2024.
5. Quick Books Update:  
Currently, Maria and Doug have Admin access to ELCA Quick Book's application. For continuity purposes, a motion was made to add Dianne Pliska, Treasurer, to the Admin Access Maria has. The motion was made by Shannon; seconded by Erika. The motion was unanimously approved.
6. 1099 Forms:  
These forms have been sent out. Maria to take tax information for ELCA into our tax preparer to be processed.

A motion to approve the Financial Information was made by Shannon; seconded by Doug. The motion was unanimously approved.

#### **Old Business:**

1. Jim Buck – Hiring A Handyman  
As previously discussed, board members feel it is not the appropriate time to take this action. Once a prioritized work list for the complex has been finalized, this topic may be revisited.
2. Jim Buck – Repaving of driveways and parking areas; asphalt or concrete  
We have a bid to repave in asphalt. Dianne to contact Scott from Mountain Concrete to get an estimate for comparison purposes.
3. Hugh Vallely – Meeting with attorney to resolve declarations issue  
This meeting has not yet occurred. Estimated completion is May of 2024.
4. Hugh Vallely – Contact information for Board Members  
Board member contact information (emails and phone numbers) will be published on the ELCA website.
5. Updated Board information with the Colorado Secretary of State is also due, and will be completed as soon as possible.

#### **2024 Special Assessment:**

Shannon Murphy was to lead this discussion. However, she had to drop from the call for an emergency before this agenda item came up. A follow-up meeting has been scheduled for February 17, 2024. Shannon will be providing a current itemized cost for anticipated outside lighting project previously prioritized by the board. Once complete, competing bid(s) will be initiated before work is assigned.

Dianne and Doug will compile a list of previous Special Assessment projects for analysis.

**Next Meeting**

The next meeting will be held February 17, 2024 at 10:30 a.m. via conference call and/or Zoom call.

**Adjournment**

The meeting adjourned at 11:37 a.m.

Dianne Pliska, Treasurer for Jim Buck