

## **Eagles Landing Condominium Association**

### **Board Meeting February 17, 2024**

A Board Meeting was held via teleconference on February 17, 2024. Doug Werner, President called the meeting to order at 10:33 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: Hugh Vallely, C1

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

The February 10, 2024 Meeting Minutes were approved and will be posted to the ELCA website.

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

1. Maria has gone to H&R Block for 2023 tax preparation.
2. Maria recently messaged owners who are currently using the ACH process. She asked them to authorize the increase in dues to \$375.00 effective March 01, 2024 by return email rather than by completing a new authorization form. All owners who were contacted approved the increase.
3. Maria has transferred \$3,032 from the Operating Account to the Construction Account on February 10, 2024. These funds were 2023 Special Assessment payments.
4. Maria also transferred back funds borrowed from the Reserve Account in 2023 to pay for special assessment repairs. The \$11,000 transfer took place on February 11, 2024.
5. Two owners still owe partial payments for the 2023 Special Assessment. The balance owed is \$1,426. Dianne made the motion; seconded by Erika to approve the Financial report. There was unanimous approval.

### **Old Business:**

1. 2024 Special Assessment Discussion:
  - The itemized cost for outside lighting and an estimate for a concrete parking lot versus asphalt is in process. We expect to have this information for the next meeting.
  - There was significant discussion regarding a change in the previously agreed work priority details, and there will be further discussion at the next meeting.
  - Shannon - it has come to my attention while estimating assessment costs and work being considered for completion, there were substantial deferred maintenance items that have not been done on the property and pose a hazard that need to be addressed immediately. Therefore, at my suggestion, we need to review what work has actually been done in the past 5 years, what was deferred, what needs to be done as a priority and what can wait. Deferred maintenance and improvements will be separated in this report. The report will be ready for review at the next meeting as well as a list of bylaw issues that need to be addressed.
  - Dianne and Jim will be contacting the bank regarding our eligibility for a construction loan, if needed, to initiate the assessment work and the cost.
2. Colorado Secretary of State Filing for Updated Board Member Information
  - This filing requirement was brought up in the February 10, 2024 board meeting. We need to establish which board member role will do this on an annual basis and who will complete the needed update for the year outstanding.

### **Next Meeting:**

The next meeting will be held on March 2, 2024 at 10:30 a.m. via a conference call.

### **Adjournment:**

Jim made the motion; seconded by Doug to adjourn the meeting. There was unanimous approval. The meeting adjourned at 11:28 a.m.

Jim Buck, Secretary