

Eagles Landing Condominium Association

Board Meeting March 30, 2024

An Executive Board Meeting was held via zoom/conference call on March 30, 2024. Doug Werner, President called the meeting to order at 10:42 a.m. A quorum was established as seven 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
- Member at Large: Hugh Vallely, C1

1. Minutes From Last Meeting – Jim

- A. Board member names will be listed in the meeting minutes when votes are taken
- B. Without specific names, statements from homeowners will be deleted from meeting minutes

2. Financial Report – Dianne

- A. Account Balances are as follows: Construction Account \$12,673.94; Operating Account \$37,565.75; Reserve Account \$82,403.45. There is one owner who owes \$358 from the 2023 Special Assessment. They have been working with Maria, Bookkeeper.
- B. A new account will be established for the Insurance Deductible escrow. Dianne, Maria, Erika and Jim will need to sign a bank signor document at the bank. Once this has been completed, \$25,000 will be transferred from the Reserve Account to the new Insurance Deductible escrow account.
- C. Maria will complete any needed set-ups in Quick Books so the HOA will be able to accept credit card payments. A communication to homeowners will be prepared advising them of the new process.

D. Maria has the tax returns from 2017 – 2023 which will be given to Dianne to have scanned and uploaded to the ELCA website. Doug stated DORA says nothing about posting tax returns to the website. Shannon stated that realtors and mortgage companies need this information. EIN numbers will be redacted from the forms. The HOA budget will also be posted to the website.

3. Attorney Retainer – Shannon

Prior assessment issues require that we retain Robert Foster, Attorney. A \$2,000 retainer will be issued to him next week.

4. 2024 Special Assessment Budget Revision

The Van Horn Engineering project in 2017 may not have been completed. If not, the Special Assessment will increase. The Special Assessment for 2024 will be \$7,885 per owner. If this is deemed to be excessive, the extra money will go to the window/door replacement funds.

Prior to the vote on the revised budget, Jim Buck presented figures from Brandon Painting. They have painted four of our buildings in the past two years. To paint one building, his price is \$13,750. The proposed price on the revised budget is \$24,500. For three buildings, the savings would be \$32,250. After some discussion, Hugh and Shannon rejected Brandon's offer. Reasons being: Brandon Painting is unlicensed, uninsured and is currently being litigated by a former partner. As he quoted with no specifications to the project and would not contact the general contractor, his bid was considered invalid.

Shannon made the motion; seconded by Dianne to accept the 2024 Special Assessment 3-year plan as documented and revised on March 28, 2024. The construction will begin on August 1, 2024 with assessment payment due by July 31, 2024. Shannon, Dianne, Hugh and Erika were yeas; Zora and Jim were nays. Doug abstained from voting. The motion passed.

5. Rodent Issue – Hugh

Enviropest will provide service to ELCA every other month for all eight buildings. They will honor the June 2023 contract. They will charge \$135 per month to empty traps. The first month will be \$673 to cover the cost of the traps. This service is primarily for mice and rodent mitigation. Hugh is contacting two other companies to deal with our squirrel issue. Hugh made the motion; seconded by Erika to approve Enviropest for monthly maintenance for the eight buildings. There was unanimous approval. Hugh will sign the contract.

6. Mailboxes

The damaged mailboxes have been replaced by USPS this week. Shannon questioned why the color was chosen. The Post Office will be contacted to see if the color can be changed. New keys can be picked up at the Post Office when picking up your held mail.

7. Resignation – Doug Werner – 12:06 p.m.

Doug read his resignation letter. He decided to join the Board on October 23, 2021 on an interim basis. He was shortly elected as President. He is leaving the ELCA Board as there has been too much disagreement and conflict. This comes from questioning previous Board decisions and deferred maintenance that has been under scrutiny recently by Board members that occurred during his term. He stated “my health needs to be considered.” He will be turning over all ELCA documents in his possession. His resignation was accepted and a legal letter from counsel will follow.

8. Next Meeting

The next meeting will be held on April 6, 2024 at 10:30 a.m. via zoom/conference call. Shannon will schedule the meeting and Dianne will begin to prepare the communication to homeowners for the 2024 Special Assessment notification.

9. Adjournment

Jim made the motion; seconded by Dianne to adjourn the meeting. There was unanimous approval. The meeting adjourned at 12:14 p.m.

Jim Buck, Secretary