

Eagles Landing Condominium Association

Board Meeting March 23, 2024

A Board Meeting was held via zoom/conference call on March 23, 2024. Doug Werner, President called the meeting to order at 10:40 a.m. A quorum was established as six members were present. Dianne Pliska was unable to attend but gave her proxy vote to Shannon Murphy.

- President: Doug Werner, G3
- Vice President: Erika Goetz, B2
- Secretary: Jim Buck, B6
- Member at Large: Zora Thoms, B4
- Member at Large: Shannon Murphy, A2
- Member at Large: Hugh Vallely, C1
- Bookkeeper: Maria Karr, F2
- Owners: Renee Hodgden, B1; Janet Lee, D2; Dave Werner, G3; Scott Donaldson, A6; Dave Desormeaux, A1; Marilyn Buck, B6

1. Financial Report – Shannon Murphy (for Dianne Pliska)

Account Balances are: Operating Account \$35,044.81; Construction Account \$12,673.94; and Reserve Account \$82,403.48.

ELCA will be adding a new bank account for the Insurance Deductible Escrow. The minimum balance for this account will be \$25,000. Dianne will meet with the bank to set up when she returns. This will be a savings account and will gain a 2.5% interest rate. Maria and Erika will need to sign required bank forms. Jim will also need to sign as a Board member. Hugh made the motion; seconded by Doug to transfer \$25,000 from the Reserve Account into this new account. There were six yeas and 1 nay by Zora. The motion was passed.

2. Quick Books Plus Account – Credit Card Payment Option for ELCA

By adding this option, owners will have the ability to pay HOA dues and special assessments by credit card. Maria will set this up by April 15, 2024 and notify the Board when this is completed. There is a 2.99% fee to the homeowner when using a credit card. Doug made the motion; seconded by Erika to approve this new feature once it is in place. There was unanimous approval.

3. 2020 Tax Returns

ELCA Board members have requested to view the tax return. Maria will provide this information to the Board.

4. Insurance Update

In March 2024, the premium with State Farm Insurance was reduced by \$12,414. The agent recommends a \$250,000 bond for \$1,176 per year and a commercial umbrella (\$5 million in coverage) for \$1,130 per year. Hugh made the motion; seconded by Shannon to add these two coverages. There was unanimous approval. The extra savings with this policy will go to the Reserve Account monthly.

5. Declarations/By-Laws Update

The meeting with the attorney has taken place. The attorney submitted changes to Doug. Doug had not yet read them and deferred to next meeting.

6. Suggested Special Assessments for 2024, 2025, 2026

The working document has been reviewed by the Board for consideration. Two out of 45 owners, Renee Hodgden and Terry Harvill, have sent emails to the Board. They state the \$9,400 special assessment is not affordable or reasonable. There were also two homeowners, Dave Desormeaux A1 and Scott Donaldson A6 who stated it was about time the work will be getting done and would pay the assessments. Extensive discussion followed.

Shannon stated there are possible cost reductions. She expects the new Special Assessment to be around \$7,500. Doug thanked Shannon for her efforts. Doug stated a tentative plan was discussed to do A & B buildings year one; C & D buildings year two; and E building in year three. The exterior lighting and parking lot would be completed in year four. This was unacceptable to extend per Shannon and not feasible given all the negligent deferrals. Erika suggested the HOA take \$500/unit (\$22,500) from the Reserve Account to help off-set the special assessment expense. With the possible savings proposed by Shannon, a new working document will be offered. Doug will also offer an alternative plan at that time. Shannon made the motion; seconded by Hugh that the Board vote on the new document in one week. This will be an Executive Board meeting and Doug will confirm if we can have an Executive Board meeting without a ten-day notice. There were six yeas and one nay by Zora. Reason being the open question related to the ten-day notice.

7. Window & Door Replacement

Discussion and updates deferred. Bids from Pella and Anderson will be forthcoming.

8. Enviropest – Hugh

Hugh stated in June, 2023 we had a bid for 4 of the 8 buildings. We need a current bid for all 8 buildings.

Next Meeting:

The next meeting will be on March 30, 2024 at 10:30 a.m. This will be a zoom/conference call.

Adjournment:

Jim Buck made the motion; seconded by Shannon to adjourn the meeting. This was unanimously approved. The meeting adjourned at 12:32 p.m.

Jim Buck, Secretary