

EAGLES LANDING CONDO ASSOCIATION UPDATES
06/11/2024

Good day everyone,

Just a few updates before our zoom meeting this Saturday.

1. Van Horn Engineering is completing our plot plans that needed to be updated for the work being done over the next two years. We are hoping to gain some parking spaces with this and fix the drainage issues between buildings A & B.
2. I have met with RAM construction a few times in the past three weeks we will have their final budgets based on the town requirements and materials, but we look to be right on track to the assessment!
3. I also have Jacob's engineering coming out on the structural stairs issue. We do know Building A stairs will need to be repaired and will not pass code as to their install in 2023. We have 4 more sets of stairs that were installed between 2022 and 2023. There will be temporary supports placed until the engineers can inspect in person on July 2, 2024 they are back logged however they have seen images and spoken with the contractor as to how to temporarily support them structurally until they can get here.
4. We will have an employee from RAM construction doing some temporary repairs this week and next to stairs as well as to a walkway on the E building.
5. Our landscape company we are still waiting on that was going to do repairs but has not been able to get here and we still wait on his COI as well.
6. Paving patches will be done in the upcoming week as to the large pothole as you exit by C building. This will just be a patch. The remarking of some spaces and root repairs will be done the end of July and into August in tandem with other work being done.
7. We are getting prices right now for several tree removals. The dead pine in the island as well as several of the birch trees in the main entrance are not well. We will keep you updated.
8. The HOA attorney will be on the call on Saturday to answer questions regarding the assessments as well as being able to recoup funds. We are still having issues getting records from the Bookkeeper and former President and he will be able to discuss those as well. It has upped our legal fees budgets to get previous emails and accounts from them to try and identify issues and forms of recoupment. We will be billing them for attorney fees and new bookkeeper fees for the costs of their delays and stalling on turning over accounts to them in the upcoming week.

We look forward to the changes this summer and the beginning of a new refresh. Also want to thank those of. You. That got their assessments in early! It is a great help in moving forward.

Cheers,
Shannon

AGENDA HOA MEETING
SATURDAY JUNE 15, 2024

MEETING CALL TO ORDER

1. FINANCIAL REPORT DIANE & IRENE
 - A. BUDGET FOR 2024 VS ACTUAL TO DATE
 - B. UPDATES ON EXPENSES
2. REPAIR UPDATES AND MAINTENANCE
3. HOA ATTORNEY TO ANSWER QUESTIONS ON ASSESMENTS AND STATUS OF ANY TYPE OF RECOUPMENT.
4. ASSESMENT UPDATES TO BEGIN CONSTRUCTION
5. OPEN DISCUSSION ON A LANDSCAPE AND TREE PLANTING DAY THIS SUMMER/FALL WITH HOMEOWNERS.
6. DISCUSSION ON THOUGHTS OF ADDITIONAL PARKING SPACES FOR NEXT YEAR
7. SCHEDULEING OF NEXT MEETING