

**Eagle's Landing Condominium Association (ELCA)
Board Meeting (Open)
10/14/2024**

Doug Feck, ELCA Board President, called the meeting to order at approximately 6pm. Ground rules were set for the meeting. Including that there would be no owner questions during and after the meeting. This meeting was pre-planned with the ELCA HOA Attorney, Amanda Ashley, to address solicited questions from the owners prior to the meeting.

HOA members present on Zoom Call: Total participants 20 owners and 1 guest

Billy Lee, D2	Renee Hodgden, B1	Shannon Murphy, A2
Doug Feck, D5	Hugh Vallely, C1	Robert Scrivner, D6
Doug Lowrey, G2	Erika Goetz, B2	Tim Grether, G4
Maria Karr, F2	Manoj Parvathaneni, D3	Doug Werner, G3
Connie Wynn, F3	Eric & Jennifer Davis, C3	Jeremy Peters, F5
Rosmary Anderson, E4	Scott Donaldson, A6	Alex Kyle, F4
Vern Shelton, G1	Dianne Pliska, C6	Jessica Pliska, C6

Guest: Denise Wynn

Secretary's Report: Billy Lee, ELCA HOA Secretary, reported that the minutes for the September 4, 2024 HOA meeting were approved by the Board and posted on the ELCA website.

Treasurer's Report: Doug Lowrey, ELCA Treasurer, reported that he has not received access to the ELCA QuickBooks account. Therefore, he has not been able to reconcile the HOA financials.

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Old Business: Doug Feck, ELCA HOA President, appointed the following HOA owners and officers to the Repairs Committee.

Doug Feck, D5

Tim Grether, G4

Eric Wright, C3

Shane Jackson, E6

Jamie Richards, A5

Scott Donaldson, A6

After the announcement, Jamie Richards and Scott Donaldson, reached out to Doug Feck and decided they did not want to officially join the committee but would assist when needed. The committee will be gathering information regarding repairs and prioritizing. This information will be used to build recommended assessment packages for review by the HOA.

Meeting Discussion:

- Amanda Ashley ELCA Council has been invited to address the HOA regarding various legal questions brought up by owners. The intent is to clarify actions taken by the current board of directors. The provided discussion will also help guide the board in future decisions.

List Of Questions and Discussion Topics:

1. What is Altitudes role and how are they managed by the Board of Directors?
 - a. Amanda explained that ELCA Board of Directors have purchased a monthly service agreement that includes certain services including hosting this meeting, phone consultations, and other various legal services,
 - b. She also explained that even though the HOA pays for their services she only provides services at the request of the HOA Board.
2. What is receivership and how does it affect the community?

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- a. She explained that receivership is a costly option, and it is always better for the community to be governed by a Board of Directors if a group of owners are willing to serve.
3. Can the Board of Directors remove existing Officers and Directors from the Board of Directors?
 - a. Amanda referred to Article VI Section 3 of the ELCA Bylaws confirming that the Board of Directors has the authority to remove an officer by majority vote.
 - b. Amanda referred to Article V Section 5 of the ELCA Bylaws that states that only the members of the HOA have the right to remove Directors with a 67% vote of all the members.
4. Can the Board of Directors appoint replacement Directors for those that have resigned.
 - a. Amanda referred to Article V Section 4 of the ELCA Bylaws that states Vacancies on the Board of Directors shall be filled for the unexpired term of office by vote of the majority of the remaining directors.
5. How do owners call a special meeting to request a Director Recall?
 - a. Amanda referred to Article IV Section 4 of the ELCA Bylaws that states a Special Meeting may be called for by the President upon receiving a petition signed by a majority of the Association Members.
6. Can owners hold a meeting on their own and call it a Board of Directors or Annual Meeting?
 - a. Amanda explained that owners have the right to hold meetings to discuss any issues they desire. Any such meetings can not be held to discuss official HOA Business as only the Board of Directors can call and preside at such meetings.
7. Can recall votes be taken at the Annual Meeting?
 - a. Yes
8. Can the Board of Directors impose a Special Assessment over multiple years without an owner vote?
 - a. Amanda referred to the ELCA Declaration XI, D that requires the Board of Directors to submit a budget to the owners and must be approved by a

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majority vote. A plan can be multiple years but each year the members must vote on the upcoming years planned work.

9. Can the Board of Directors approve a budget without an owner vote?
 - a. Amanda explained that a proposed budget must be presented to the owners at the Annual Meeting and said budget must be approved by a majority vote of the owners.
10. Can the Board of Directors overspend or change the budget without an owner vote?
 - a. Amanda commented that changes to the budget must be submitted to the owners for review and approval. This includes adding a special assessment to the budget after the annual budget was approved.
11. Do the 7 Board of Directors roles get voted on every year?
 - a. Amanda referred to Article V Section 3 of the ELCA Bylaws which states that the Directors shall be elected at the regular annual meetings. Directors shall be elected to a term of either two or three years of office as designated by the existing Board of Directors. The majority of those Directors shall be elected for three-year terms of office. The only Director roles voted on will be those whose terms of office have expired or those that have resigned or are being considered for recall.
12. Why are some board terms 2 years and some 3 years?
 - a. Amanda explained that the terms of the Board of Directors are determined by the Bylaws Article V Section 3.
13. What financial, budgeting, spending requirements and record keeping is the Board of Directors subject to?
 - a. Amanda explained that the Board of Directors is responsible for maintaining an accurate record of expenditures as directed by the ELCA Bylaws.
14. What is the difference between a Common vs Limited item.
 - a. Common Limited assets are designated by the ELCA Declaration and defined there. However, the legal opinion will be addressed in a separate meeting with the owners where it will be explained in more detail since this is a more complex question and will need a more dedicated meeting to discuss.

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Doug Feck - Wrap-up of the questions.

- Doug offered comments and clarification regarding the afore-mentioned discussion.

Adjournment – Approximately 7pm

- Doug Lowrey motioned that the meeting be adjourned, and Doug Feck seconded the motion.

Respectfully submitted,

Billy Lee

ELCA Board Secretary