

Eagle's Landing Condominium Association (ELCA) Board Meeting (Open) 11/16/2024

Doug Feck, ELCA Board President, called the meeting to order at approximately 10am. There was a Quorum of Board Members present.

HOA members present on Zoom Call: Total participants 17 owners.

Billy Lee, D2	Renee Hodgden, B1	Shannon Murphy, A2
Doug Feck, D5	Hugh Vallely, C1	Jim Buck, B6
Doug Lowrey, G2	Tim Grether, G4	Maria Karr, F2
Doug Werner, G3	Eric Wright, C3	Jeremy Peters, F5
Rosmary Anderson, E4	Teri Harvill, E1	Vern Shelton, G1
Dianne Pliska, C6	Jessica Pliska-Ciesielski, C6	

Agenda: Doug Feck, ELCA President, presented the following agenda.

- Call the Meeting to Order Doug Feck
- Welcome & Agenda Doug Feck
- Financial Report Doug Lowrey
- New Governance Doc Approval Eric Wright
- Board Term Assignments DougF/EricW
- Annual Meeting Agenda Review Doug Feck
- Maintenance and Repair Update Doug Feck
- Open Discussion Doug Feck
- Adjournment Doug Feck

Secretary's Report: Billy Lee, ELCA HOA Secretary, reported there was no new issues to address.

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Treasurer's Report: Doug Lowrey, ELCA Treasurer reported that he received access to the ELCA QuickBooks account in mid-October. The data has been reconciled with Chris Hill's (CPA) involvement. It was agreed between Chris Hill and Doug Lowrey that ELCA financial data is accurate. However, during the transition from the client to cloud based QuickBooks application the account classifications got extremely corrupted. He will need to clean up the account classification structure in Q1 and make sure the data is correctly classed to the right account.

ELCA Profit & Loss Update: 1/1/2024 – 10/31/2024

INCOME	
HOA Dues & Miscellaneous	\$ 171,815.65
EXPENSES	
Banking	\$ 1,048.39
Engineering & Surveying	\$ 10,938.75
Legal & Bookkeeping	\$ 45,425.13
Insurance	\$ 23,413.44
Snow, Landscaping & Groundskeeping	\$ 9,110.00
Office	\$ 1,384.48
Repairs & Maintenance	\$ 31,058.65
Utilities	\$ 51,967.44
Total Expenses	\$ 174,346.28
GROSS PROFIT	\$ (2,530.63)

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ELCA Current Cash Accounts: November 15, 2024

Cash Accounts	
Operating	\$ 44,077.07
Construction	\$ 12,676.94
Reserve	\$ 46,664.33
Insurance Deductible	\$ 25,099.15
	\$ 128,517.49

New Governance Document Approval: Doug Feck, ELCA HOA President, reported the board is currently reviewing 10 new Good Practice Governance Documents. These documents are mandated for all HOA's under CCIOA law. ELCA has been out of compliance for a number of years by not having these policies in place. Eric Wright and Doug Feck have been reviewing and making edits to the policies. Doug Feck motioned to approved the documents. Eric Wright seconded the motion. However, the motion failed to pass based on comments from Doug Lowrey. The board decided to discuss Doug Lowrey's concerns with the ELCA Lawyer. Decision to approve the policies was tabled based on the outcome of the discussion with the lawyer.

Board Term Assignments: Doug Feck, ELCA Board President, discussed board term assignments. The following director terms have ended in 2024 and their positions will be up for election at the 2024 annual meeting scheduled on Dec 7th, 2024.

- Doug Feck (2 Year Term)
- Doug Lowrey (2 Year Term)
- Billy Lee (3 Year Term)
- Tim Grether (3 Year Term)

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Directors with the following years left in their term. These positions will be up for election in the **2025** annual meeting.

- Eric Wright (1 Year Left of a 3 Year Term)
- Jim Buck (1 Year Left of a 2 Year Term)
- Angie Santana (1 Year Left of a 3 Year Term)

Annual Meeting Agenda Review: Doug Feck, ELCA Board President, released the tentative agenda for the Dec 7, 2024 annual meeting.

- Roll Call of All Unit Owners and Validation of Proxies (Secretary - Billy Lee)
- Welcome and format for meeting (President – Doug Feck)
- State of the Association (President – Doug Feck)
- Maintenance and Repair Committee (President – Doug Feck)
- Financials (Treasurer - Lowrey to include 2024 Budget performance against actuals)
- Adoption of 2025 Budget (Treasurer - Lowrey to discuss budget and then members to vote)
- Nomination and Election of Directors (President – Doug Feck)
- New Business (President – Doug Feck)
- Adjournment (President – Doug Feck)

Maintenance and Repair Update: Doug Feck, ELCA Board President, gave a maintenance and repairs update. First meeting took place and work has started to prioritize work based on feedback. Once work is prioritized it will be presented to the board for discussion and feedback. Once work is approved the team will solicit bids to determine scope of work in 2024

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Open Discussion: Doug Feck, ELCA Board President, presided over the discussion portion of the meeting.

1. **Dianne Pliska** – Asked about why the ELCA website had data removed.

ANS: Doug Feck said we would only discuss agenda items as this like all other meetings are to ask questions about the meeting agenda not items that were not on the agenda.

Note: Diane, Jessica, Shannon and Hugh all joined in and continued to push about the website to the point where we discussed it. Doug Feck had made it clear he had sent both Dianne and Jessica a detailed email why the data in the “archive” section was removed and made it clear that any of that data is available to the owners by simply submitting a request for it. There was allot of banter back and forth but in the end, Doug Feck stated the website will be updated and that sensitive data will not reside on the website moving forward. There will be a future email, to the owners, stating the new location and process for acquiring documents.

2. **Jeremy Peters:** Commented he sees value in having assessment and financial data on the website as he had used it in the past while doing research before purchasing his home at ELCA.

3. **Shannon Murphy:** Commented even though the previous assessment did not pass it should be included on the website as it shows maintenance work that is needed and the board should not re-write history by removing the data.

ANS: Doug Feck commented that the assessment is not official and never went into effect and should not be included as it's not an official record of an assessment. Since the owners never agreed to it the documents are null and void.

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4. **Hugh Valley:** Asked why the board removed the meeting minutes from August 2024 and he insisted they go back up. This was also supported by Jessica Pliska-Ciesielski, Dianne Pliska and Shannon Murphy.

ANS: Doug Feck responded saying that he or anyone else on the board did not remove the minutes from the website. In addition, he didn't feel comfortable posting them as they had not been approved by the previous board members. He also said that the current board members would discuss the issue further and report their decision at the next board meeting.

Note: Diane, Jessica, Shannon and Hugh all insisted the board removed the minutes while the Doug Feck insisted the board did not remove them. The statement was reiterated many times that he did not conduct the meeting nor were the minutes approved and he did not feel comfortable posting minutes that he felt he could not verify to be accurate.

Adjournment – Approximately 11:15am.

Respectfully submitted,

Billy Lee

ELCA Board Secretary