

**Eagle View Condominium Association
P.O. Box 3396
Estes Park, Colorado 80517-3396**

**Board of Directors Meeting Minutes
28 February 2018**

1. The meeting was called to order at 5:02 pm.

2. Roll Call

The following Board members were in attendance:
K Beenham, President and Treasurer; L Weir, Secretary

The following Board member was present by telephone:
T Gunther

Absent Board members:
K Mock
K Merrett

On 27 February 2018, Board member S Prindiville temporarily stepped down until her return to Estes Park or further notice as she is residing out of state and unable to fully participate.

Homeowners present:
Kevin J (C3)
Doug B (G2)
Lee & Jan H (H1)
Kay H (L7)

3. Approval of Minutes

T Gunther moved to approve the minutes of the November 4, 2017 meeting, and L Weir seconded. It was unanimously approved.

4. Financial Report

The second quarter actuals, cashbook, and budget for the remaining FY17/18 quarters had been distributed to Board members and made available to the unit owners in attendance.

Bank Balances as of 31 Dec 2017:

US Bank (operating): \$37,357.18; Advantage Bank (Reserve): \$61,205.32

5. Old Business:

a) Actions taken since last meeting

Date	Board approvals:	Cost
12/17/17	Replace Address Box (R van Rees)	\$1,800.00
01/02/18	Replace skylight B4 (not yet installed)	\$445.00
02/03/18	Move Reserve Bank account to Estes Park Bank	n/a

b) Reserve Study (Inspection)

This issue involved engaging the services of an independent inspector who would evaluate what needs to be done to the Eagle View common areas, such as the roofs, asphalt, sidewalks, siding, stairs, etc. The inspector would prepare a report and list projects for one year, five years and ten years as well as the approximate cost. It was tabled at the last Board meeting.

Action taken by the Board:

The Board unanimously agreed to include this item on the next annual owners' meeting agenda for further discussion.

c) Buried water valves brought to level in parking lot

Doug B (G2) has offered to assist with this issue, and he said that he will contact the representative from the Town of Estes Park water department to locate the buried valves. K Beenham will provide him with the name of the Town of Estes Park contact.

d) Governance Policy – Reserve Study

Adopting this policy was tabled at the last Board meeting. Before this policy can be adopted, it requires a decision as to whether or not a professional Reserve Study is conducted, or if it is to be done in-house.

Action taken by the Board:

The Board unanimously agreed to include this item on the next annual owners' meeting agenda for further discussion.

6. New Business:

a) Spring Cleanup

A discussion was held regarding the extent of the Spring cleanup and who would do it.

Action taken by the Board:

The Board agreed that the Spring clean-up would involve: (1) inspect and clean gutters, (2) trash and debris pickup within the complex, (3) clear out tree offshoots and trim overgrown bushes, and (4) clean all along the exterior perimeter of the Eagle View complex.

The Board also agreed that Atkins Landscape (Atkins) would be considered to do this work.

b) Mowing

The Board discussed getting a contractor to take over the mowing of Eagle View. It was pointed out that Atkins was the only contractor in the Estes Park phone book under "Lawn care & maintenance".

Action taken by the Board:

The Board agreed to consider Atkins for this work if they will accept it. Kevin J (C3) offered to look into finding some other contractors who may do lawn mowing.

c) Website

The Board discussed having a website, similar to what Eagle's Landing has, so that Eagle View documents can be easily accessed by owners, real estate agents, prospective buyers, etc.

Action taken by the Board:

A motion was made by L Weir and seconded by K Beenham to have an Eagle View website to be built in-house. It was unanimously approved.

d) Status Letters and Lender Questionnaires

A discussion was held regarding the fact that there is one Board member who completes the Status letters and Lender questionnaires. It was suggested that another individual should be able to fill out these forms since they are time critical and important for owners who are selling their units and prospective buyers. The Status letters do not have to be completed by a Board member, but rather an individual who is able to confirm the status of the assessments for a particular owner (who is selling their unit).

Action taken by the Board:

The Board agreed to ask for a volunteer from one of the Eagle View residents, preferably one of the residents living locally, to work with the Board on Status Letters and Lender Questionnaires.

7. Owners Forum (Comments from unit owners)

Garden Windows

Doug B (G2) brought up the issue of replacing garden windows with regular windows. The Board agreed that since these windows cannot be replaced in kind, they could be replaced with regular windows. This has already been done on a couple of units. Specifications and color need to be submitted to the Board for approval prior to the windows being replaced.

The next Board meeting is scheduled for May 2018. Date yet to be determined.

The meeting was adjourned at 5:45 pm.

Respectfully submitted,

Lori Weir
Secretary