



Eagle Springs West

Board of Directors Meeting
March 29th, 2023 at 5pm MST
Via Google Meetings

Meeting Minutes

Meeting called to order by Elizabeth, Jen Seconded, All in favor.

Present: Elizabeth, Jennifer, John, Frank, Mike, Arjun, Abe, Adam (Twin Peaks).

Website – Mike

- Not much has changed, the capability is there to upload documents
- Do we want a tab for owners that doesn't need a login (example annual meeting report, CC&R, remodeling rules) and then a log in for board members. Abe is concerned for safety issues
- Any documents that get sent to Mike should be in PDF form

Financial – John and Adam

- Given the historic snow winter, we are doing well with being \$4k over budget to date
- We have spent our entire snow removal budget by February and can anticipate another \$4k in costs just for snow
- Reserves at our fiscal year end should be over \$100k with no projects yet scheduled

Manager's Report – Adam

- Gathering list of projects for summer months, dealing with snow issues on roof for safety issues. Have 5 guys at \$75/hour to shovel off snow
- Will be inspecting in attic for stress due to extreme snow loads, may find it necessary to hire a structural engineer to assess roof health
- Frank mentioned the need to remove snow on sections of concrete that are not heated
- Mechanical systems, hot tub are good

Air Conditioning – Elizabeth

- Need to get a directive to owners for A/C; how it's to be vented
- The acceptable units are stand alone units that go inside the condo, vents can go through window or create new penetrations to go through the wall. We are not allowing outside condensers, unsure if an owner has one on their deck
- Adam suggested we focus on venting through the window to allow for flexibility, the clear plexiglass seems to work well and allows for flexibility to move units
- If an owner wants to make a wall penetration they will need board approval, John pointed out that any external holes should have continuity from an outside visual perspective
- Elizabeth will circulate to the board the A/C document that John provided

Low E Glass Implementation – Group

- Frank will submit an updated Low E glass paper to the board
- No objections to current paper as updated by Frank
- To replace current windows is approximately \$350/ window, Frank guesses Low E windows would add additional 50% cost
- Frank will circulate the next Low E glass revision and we will schedule a meeting to follow up and vote

Meeting Adjourned at 6:10P