Village at Eagle Landing Homeowners' Association
Special Meeting Minutes - Approved
Date: Thursday, March 14, 2024 @ 6:00 pm
Location: Centennial Plaza, Montrose, CO 81401

Special Meeting

I. Call to order – The meeting was called to order at 6:06 p.m. by John Broadbooks
   a) In attendance: Board Members President – John Broadbooks, Jean Hadley – Vice President, and Treasurer – Delle Casselberry
   b) Homeowners – Sara Woodward – 1857 Sneffels, Dan Unrast -1850 Sneffels, Howard Walser – 1856 Sneffels, Jan Chastin – 1748 Sneffels, Melissa & Jeff Brown – 1963 & 1965 Sneffels
   c) Management Company: Tina McFarlin with ACCU

II. Verify Quorum – Per the Bylaws 20% = 13 residents must attend in person or via proxy. Quorum was met per the Bylaws (8 (1 has 2 votes) - person & 32 proxies, 40 - total).

III. Proof of Notice was provided by John Broadbooks, the President of the Association.

IV. Special Meeting was called to order to discuss the parcel of land off of Sneffels and Woodgate Parkway. The City of Montrose, Scott Murphy the City Engineer stated that since Village at Eagle Landing addressed the island and has removed the turf and sprinkler system. It is now gravel which is why the City is willing to take it back over to maintain. John Broadbooks made a motion to give back this parcel of land to the City of Montrose, Dan Unrast seconded the motion, the motion passed unanimously.

V. Old Business: None

VI. New Business:
   a) Landscaping companies – The Manager will reach out to several vendors for a new contract for landscaping.
   b) Pest a way – A revised contract needs to be in place minus the island off of Woodgate & Sneffels.
   c) City of Montrose – The Manager will reach out to Scott Murphy regarding the approved amendment to this parcel to make sure documentation is received to have this removed from Village at Eagle Landing. This will be a quit claim deed.
   d) Declaration amendment – Sarah Woodward and Dan Unrast had some questions regarding amendments to the Declaration. This will also be discussed at the board meeting on May 18, 2024 @ 10:00 am. Sara and Dan would like to make a change to article 8, section 9 – fences. They have proposed that the fence should not be taller than 6 feet in height, fences must be constructed of wood and/or vinyl, more of a privacy fence type. The Board of Directors will discuss this per the Declaration. Jan Chastin, a member of the ACC, gave some directions on the proposal to Sara and Dan. Howard Walser would like to see trash and recycling bins hidden in the garage or behind an enclosure.

John Broadbooks made a motion to adjourn the executive session meeting at 6:42 pm, Jan Chastin seconded the motion.

Minutes taken on March 14, 2024, by:
Tina McFarlin, Community Association Manager with ACCU

APPROVED