

**MINUTES OF THE
EOLUS CONDOMINIUM ASSOCIATION, INC.
Annual Meeting of Members - 2012**

August 4, 2012

DIRECTORS PRESENT: Cindy Hills, John Marinan, and MaryGrace Stutzman

MEMBERS PRESENT IN PERSON: Mary and Tom Ryan (319/101), Charles and MaryGrace Stutzman (320/102), Jack and Cindy Hills (326/108), Matt and Terah Beckmann (326/108), Bill and Robin Hoberg (419/201), Paul and Lynn Strausbauch (429/211), Chuck and Peggy Johnson (526/308), John Marinan (621/403), and James and Lana Ashcraft (625/407).

MEMBERS PRESENT BY PROXY: David and Elaine Armbruster (321/103), Bill and Diane MacGuffie (325/107), Susan Beckmann (326/108), Donna Halton (328/110 & 329/111), George and Bobbie Stickland (425/207), Charles and Carolyn Wait (522/304), Chester and Diana Stewart (525/307), Sally and Ray Churan (528/310), Billye Bradley (619/401, & 620/402), Bo and Nancy Keith (627/409), Patricia and Doyle Pickett (719/501) and Bettye Alexander (720/502).

GUESTS PRESENT: Keith Brant (representing units 324, 425, 624, and 719), Diana Cole (Bookkeeper), Jay Eagan (DMR), and Todd Mills (Property Manager).

MEETING NOTICE

Prior to the meeting, a package of materials dated June 25, 2012, was mailed to the Members containing the Agenda, ECA Meeting Minutes of the June 25, 2011, Annual Meeting of the Members, Biographical Sketches of the Nominees for the Board of Directors and a Proxy Form.

CALL TO ORDER

The annual meeting of the Eolus Condominium Association was called to order at 10:06 a.m. by Vice President MaryGrace Stutzman.

QUORUM

A review of the votes in the Association and the votes of the Members present and by proxy was made. There are 47 votes in the Association; Members of eight units were present in person, and 13 units were represented by proxy. The presence of Members or representation by proxy of more than 20% of Members (10) entitled to vote was affirmed, and it was therefore determined that a quorum was present.

The previous Annual Meeting of the Association was held on June 25, 2011. A motion was made by Lynn Strausbauch and seconded by Mary Ryan to accept, without reading, last year's minutes as sent out. The motion passed unanimously.

ELECTION OF DIRECTORS

The next order of business was the election of Directors for 2012-2013. Steve Glenn, Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace (MG) Stutzman agreed to remain on the Board for another year. There being no additional nominees, a motion was made by John Marinan and seconded by Jack Hills to accept the nominated Board Members: Steve Glenn, Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace (MG) Stutzman by acclamation. The motion passed unanimously.

PRESIDENT'S REPORT

Vice President MaryGrace gave a report on the past year's activities, problems, and accomplishments as follows:

1. The new pool boiler to replace the broken one was installed. The pool opened on June 15th.
2. Some windows are starting to deteriorate. Ray Churan has been instrumental in trying to assess the problem. A random survey of the windows was performed, and the board is looking into a replacement plan—i.e., replace all windows (at a great expense) or have owners replace on a piecemeal basis. In the meantime, if a specific window has to be replaced, contact Todd or John. Durango Glass does window replacements and Building Specialties in Durango carries the hardware.
3. Chimney cleaning will be done in the fall.
4. Additional lighting, which matches existing lighting, was installed in the walkways where build-outs were causing some entryways to be dark.
5. Coupon booklets were mailed in June.
6. Bo and Steve are working on a capital replacement schedule.
7. The garage-level elevator lobbies are looking much better. Posters, made from local-area photographs taken by Bo and MaryGrace, were hung in these lobbies. Todd painted the lobby doors along with painting the lobbies themselves.
8. New heaters have been put in the 3rd floor lobby to prevent the sprinkler head from freezing.
9. John reported on sprinkler-head leaks in some of the build-outs in previous winter seasons. In the past, ECA has been proactive in mitigating damage from water leaks as quickly as possible by bringing in cleaning people and covering the cost. ECA is still waiting to get reimbursed ~\$5,500 from a unit that had leaks two years ago. Because of this outstanding debt, in the future, ECA will continue to turn off the water in the troubled unit if the owner isn't present. It'll be up to the owner, however, to deal with the clean-up and other affected units. To guard against future problems in the build-outs, make sure the heat is on in your unit. Instruct your cleaning people/renters not to turn off the thermostats.
10. The leaks in the second-floor garage ceiling have subsided since ceiling pipes were heat-taped, drainpipes from the roof were re-angled, and ceiling heaters (5) were repaired. Sheet rock has been patched where the leaks were and will be painted.
11. Lighting in the first-floor garage was upgraded, so it's a lot brighter. Eighteen ballasts, which cost about \$2,000, were replaced throughout the building.

PROPERTY MANAGER'S REPORT

Todd Mills updated owners on building improvements and issues.

1. In addition to the new pool boiler, a new pump and salt water filtering system were installed. The boiler is very efficient and should be cost-effective. ECA will also save costs by no longer having to buy chlorine. Extraneous filters and piping associated with the old system were cleaned up.
2. Todd is getting a bid to resurface some of the walkways this fall. The third and fourth floors are particularly bad. The concrete will need to be grinded down and resurfaced with an epoxy.
3. Some people have had problems using the caddy for the hot-tub covers.
4. The dumpster pad was replaced and dumpster was angled differently, opening up additional space for potential parking.
5. The fourth floor roof ledge was redone due to some leaks.
6. Guests neglect to put parking passes in their windows, which causes parking problems during high season.
7. The spa deck was repainted.
8. On August 3rd, a bear got into the recycling in the first-floor garage. Recycling will be suspended during bear season.
9. Swallows are now the biggest problem. The nests are mainly over the pool area. Once they leave, the nests will be knocked down. The netting, which was very expensive, worked for a few years, but no longer seems to be effective. DMR will test a sonic system to drive the birds away before they establish their nests next year.

FINANCIAL REPORT

Diana Cole presented the financial information.

1. A proposed budget and Profit and Loss Statement were handed out at the beginning of the meeting.
2. ECA is doing well.
3. The drainage project in the back was completed.
4. The Aging Report is down to a reasonable level.
5. Approximately 42 months are left on the mortgage of the property manager's unit.
6. Once the capital replacement schedule is completed, we'll be able to better plan for future expenses.
7. Be sure to pay vendor bills on time. If one or two owners aren't paying bills, vendors are reluctant to do any work at Eolus. It's especially important to be on the good side of vendors when emergencies arise.
8. We are still waiting for one check to come through from the 625 foreclosure.
9. John made a motion that any excess revenue over expenses for the year ended December 31, 2011, and the year ending December 31, 2012, shall be applied against the subsequent tax year operating assessments as provided by IRS Ruling 70-604. The motion was seconded by Lynn Strausbaugh and passed.

There being no further business, the meeting was adjourned by John at 11:45 a.m., with thanks to the Board and all owners and guests who attended.

Submitted by,
Cindy Hills
ECA Secretary

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
OF THE EOLUS CONDOMINIUM ASSOCIATION, INC.**

August 4, 2012

DIRECTORS PRESENT: Cindy Hills, John Marinan, and MaryGrace Stutzman. Bo Keith was present by phone.

The meeting was called to order by Vice President MaryGrace Stutzman.

The purpose of the meeting, as an immediate follow-on to the Annual Meeting, which included election of Directors, was to elect Officers for 2012-2013.

The slate of Officers was presented, and all were elected by acclamation:

President: Bo Keith

Vice President: MaryGrace Stutzman

Secretary: Cindy Hills

Treasurer: Bill MacGuffie

Also appointed were:

Assistant Treasurer: Diane MacGuffie

There being no further business, the meeting was adjourned.

Submitted by,
Cindy Hills
ECA Secretary