

**MINUTES OF THE
EOLUS CONDOMINIUM ASSOCIATION, INC.
Annual Meeting of Members – 2013**

July 20, 2013

DIRECTORS PRESENT: Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace Stutzman.

MEMBERS PRESENT IN PERSON: Chuck & MaryGrace Stutzman (320/102), Elaine & David Armbruster (321/103), Diane & Bill MacGuffie (325/107), Cindy & Jack Hills (326/108QA-C), Susan Beckman (326/108QD), Carolyn & John Gillis (422/204), Mary & Bill Hogan (423/205), Lynn & Paul Strausbauch (429/211), Nadine & John Miner (521/303), Sally & Ray Churan (528/310), John Marinan & Laura Addington (621/403), Lana & James Ashcraft (625/407), and Nancy & Bo Keith (627/409).

MEMBERS PRESENT BY PROXY: Donna Haltom (328/110 & 329/111), Carolyn and Charles Wait (305/523), Bobbie J. Strickland (425/207), Steve Glenn (626/408) and Bettye Alexander (720/502).

GUESTS PRESENT: Diana Cole (Bookkeeper), Lisa Foster (DMR) and Louis Pendley (Property Manager),

MEETING NOTICE

A package of materials dated June 23, 2013, was mailed to the Members prior to the annual meeting. The package contained the Agenda, Draft Minutes of the ECA Annual Meeting of Members for August 4, 2012, 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, Inc. was called to order at 10:10 a.m. by President Bo Keith.

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 12 units were present in person and five 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.

APPROVAL OF MINUTES

The previous Annual Meeting of the Association was held on August 4, 2012. A motion was made by Lynn Strausbauch and seconded by Lana Ashcraft to accept, without reading, last year's minutes as sent out. The motion passed unanimously.

ELECTION OF DIRECTORS

The election of Directors for 2013-2014 was the next item of business. Steve Glenn, Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace Stutzman agreed to remain on the Board for another year. There being no additional nominees, a motion was made by David Armbruster and seconded by Lynn Strausbauch to accept the nominated Board Members: Steve Glenn, Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace Stutzman by acclamation. The motion passed unanimously.

PRESIDENT'S REPORT

President Bo Keith reported on the following past year's activities, problems, and accomplishments as follows:

1. The pool boiler installed last year is operating well and is more efficient.
2. Because owners with build-outs have an extra sprinkler-head, they need to ensure that their heat is continuously on during the winter to prevent this sprinkler-head from freezing. If owners are in the rental pool, they need to coordinate with DMR.
3. A hot-air furnace, which has ducts that go to other elevator lobbies/shafts, was installed in the third floor lobby. John Marinan is trying to find someone to insulate the spaces.
4. Swallow nests are a problem again. DMR had installed a device that broadcasted predatory bird calls. Although the device was effective, it was programmed incorrectly, and people complained about it being on all of the time. DMR is supposed to reinstall it next spring. ECA will install its own device if DMR doesn't reinstall it.
5. An owner noted that a sprinkler went off and leaked water during a time when the property manager wasn't available. The fire department came. Bo said that there is a shut-off valve with on/off arrows for each floor in the north stairway. The valve has a big red handle.
6. Another owner said that she has a slow drip in her unit from a sprinkler head. It was determined that perhaps the sprinkler head is bad and needs to be replaced. She was told to contact the Durango Fire Sprinkler.
7. An updated list of vendors familiar with our building will be e-mailed to owners.
8. John Marinan said that owners should let the board know who is managing their rentals. If an issue comes up with renters, the management company can then be notified.
9. The Eolus Owners Directory will be redone and sent to owners who provide/provided contact information specifically for the Directory.
10. No space is available for additional private telephone lines. Cell phone coverage is very good in the building.
11. There should be a phone number for the front desk on your smoke alarm. Call this number if the alarm inadvertently goes off. If there isn't a fire and you don't call the number, alarms in the whole building will go off, which will bring the fire department. We are charged \$300.00 each time fire trucks come out for false alarms.
12. Guidelines will be sent to owners that outline those circumstances under which it is okay to contact the property manager (for example, it is not the property manager's job to find extra parking spaces for owners).
13. Make sure renters/guests have a parking pass to put in their car so the property manager knows it is parked legitimately. Contact Bo if you need a guest parking pass (or print out your own). If you need an additional parking space, contact another owner and get that owner's permission to use the space.
14. Many owners in attendance said they prefer having the Annual Meeting in June. They do like having the Eolus Annual Meeting coincide with the DMMA Annual Meeting. Bo will provide the feedback to DMMA.
15. Pool access is now through a combination lock. Contact a board member if you do not recall getting e-mail with the combination last February.
16. DMR has 24-hour security. Security can be reached at 970-385-2135. The front desk, 970-385-2100,

which is also staffed 24-hours a day, may also be called with security issues.

17. Owners are advised that ECA has nothing to do with the DMR rental program. Damages caused by renters must be handled through DMR.
18. Eolus rules and regulations outline what is required of contractors when extensive remodeling is performed. John Marinan said that contractors doing tile work should never dump cement residue or wash their brushes in the sinks. Our pipes are small and cannot handle those types of particles. Contact Louie and John if you plan to have extensive work done on your unit.
19. There was extensive discussion about window replacements:
 - Windows in some units need to be replaced; other windows need to have hardware replaced. Louie has some extra cranks on hand. Cranks are also available in town at Building Specialties.
 - Window replacements cannot compromise the aesthetics of the building.
 - Eolus Declaration designates that owners are responsible for their own windows and doors.
 - Ray Churan talked about the deterioration of windows that started about ten years ago. He and a couple other people performed a random survey on window quality in the building. The original manufacturer of the windows went out of business. After extensively researching and working with a number of companies, Marvin windows seems to be the best fit for window replacement. Ray has kept the Board apprised of his research over the past two years.
 - Ray pointed out that owners need to be consistent with using the same manufacturer.
 - Ray commented that most screens were in poor shape of the 102 windows surveyed—all ranked a D or F (based on A,B,C,D,F) on the random survey performed. Screens can be replaced at Smart Enterprises and Durango Glass.
 - 50% of windows fell in C-, D and F categories. The only “A” windows were those that were new or had hardware replaced during the past few years.
 - Marvin windows can match the green that we currently have on the building.
 - Based on Ray’s extensive research, the Board, at the meeting, approved the use of Marvin windows. The Churans and Strausbauchs are in contact with Marvin and expect to have their windows replaced in August.

Financial Report

1. Diana Cole reported on the current funds in our checking (\$28,536.83) and capital reserve (\$63,687.43) accounts.
2. It has been discovered that the extra monies that come in from the build-outs have not been going towards paying off the mortgage for ECA condo unit 428 (which is used by the property manager). Approximately 10 years are left on the mortgage.
3. Bo presented the 2013-14 budget.
4. Unit 428 needs extensive cleaning and work before Louis Pendley, new ECA property manager, is able to move in. Louis repainted the unit himself and the carpet is on order.
5. We are going to come out roughly \$18,000 ahead this year, which is fairly consistent with previous years.

A motion was made by Laura Addington and seconded by Lynn Strausbauch that any excess revenue over expenses for the year ended December 31, 2012, and the year ending December 31, 2013, shall be applied against the subsequent tax year operating assessments as provided by IRS Ruling 70-604. The motion passed unanimously.

There being no additional discussion, the meeting was adjourned by Bo Keith at 11:48 a.m.

Submitted by,
Cindy Hills
ECA Secretary

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

July 20, 2013

DIRECTORS PRESENT: Cindy Hills, Bo Keith, Bill MacGuffie, John Marinan, and MaryGrace Stutzman.

The meeting was called to order by President Bo Keith.

The purpose of the meeting, as an immediate follow-on to the Annual Meeting, which included election of Directors, was to elect Officers for 2013-2014.

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