

**EAST BAY CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
JULY 1, 2006**

The meeting was called to order at 10:00 am. Owners present were:

100	Mike and Mary Ridge	103	Sharon Spurling
105	Lisa Rice	106	Robert and Carol Faust
111	Sylvia and John Morgan	112	Bob and Louise Watson
200	Gary L. Martz	201	Handler and Leslie Smith
203	Lyle Bourne	205	Elaine McCoach
207	Kris Small/Elisa Voxland	208	Jim and Astrid Force
209	Deanna Speer	212	Dale Clack

107, 202, 206, and 210 were present by proxy

Four owners were present by proxy, a total of 18 units were represented which constituted a quorum. Peter Schutz and Bernie Romero were present on behalf of Summit Resort Group.

1. Peter Schutz showed the owners a copy of the letter and proxy mailed on June 12th, as proof of notice.
2. All owners and staff present introduced themselves.
3. The minutes of the 2005 annual homeowners meeting were then reviewed. Dale Clack requested the spelling of his name be corrected. A motion was made by Bob Watson and seconded by Lyle Bourne to approve the annual meeting minutes, with the one correction. The motion passed unanimously.
4. Dale Clack then gave the treasures report. He provided the owners with a summary of the 2005 year-end and 2006 year-to-date (through May 31) cash position and expenses. He summarized by stating that the association finished the year 2005 in a good cash position. The approximately \$20,500 cash in the bank as of May 31, 2006 represents expenses over budget in utilities, snow removal, clubhouse repairs and the cost of installing the wireless internet. The board will continue to monitor expenses for the remainder of 2006 in determining how to fund operating expenses for next year.
5. Peter Schutz gave the management company report. He advised the owners of the current staff members, including property manager, Bernie Romero, responsible for East Bay and their respective contact phone numbers. He thanked the owners for their business and the support his new company over the past year.
6. Under old business, Peter reported on the frozen drain line in the clubhouse ceiling and resulting damage and repairs. The leak was not related to a warranty claim on the roof. The owners expressed their appreciation to Lisa and Bruce Rice for the outstanding work done in remodeling the clubhouse. Lisa Rice advised that a contractor and type of carpet had been selected by the board for the exterior hallway carpet replacement. A sample of the carpet was circulated. The cost will be slightly more than \$12,000 with the money coming from the reserve account. Lisa also reported on the installation of the wireless Internet system. Although some problems were encountered, it is up and working and was a cost effective

- solution to pending wireless for the complex. Additional boosters can be added as needed.
7. Several items were brought up under new business.
 - a. Problems continue with unauthorized use of hot tub. Most likely, from the Yacht Club residents next door. Summit Resort Group was directed to install a lock on the gate and to contact the Yacht Club Association and formally advise them that hot tub use by their residents is not appreciated or approved.
 - b. Mike Ridge mentioned the poor condition of the bedroom screens, including some missing. Summit Resort Group will investigate replacement and notify the owners.
 - c. Mike also brought up the issue of needed deck repairs on units 100, 101, and 102. It was agreed to assess the situation after the meeting and that the board will follow up accordingly.
 - d. The stucco between units 207 and 208 needs repair. Summit Resort Group to follow up.
 - e. The boards on top of the railings will need to be replaced in the future.
 - f. Owners can stain their own decks with the same product previously used or Summit Resort Group will have a staff person do it @ \$14/hour change to the owners.
 - g. Several owners commented on the infrequency of security checks or that the log was not being completed. Bernie was notified again that the checks need to be done on a timely basis.
 - h. The door into the clubhouse needs repairing and a request was made to install a hook in the laundry room.
 8. Elaine McCoach presented the owners with a report on landscaping including a list of recommendations from Neils Lunceford, a local landscape company. The list included seven areas of repair or improvements. Discussion followed. Peter advised that Bernie is currently working with another company to make all the irrigation repairs. Discussion continued. Elaine stressed the need for more emphasis on landscaping at the complex. The owners were reminded that there is a landscaping committee. In place which includes members Deana Speer, Rita Yarousch & Elaine McCoach. All present agreed that an aggressive approach to landscaping is important and that funding above and beyond the operating budget should be considered. A motion was made by Rita Yarousch, 2nd Sylvia Morgan to establish a \$100 per unit annual assessment for landscaping for the next three years. The need for the assessment and how it will be used will be evaluated and agreed upon at the annual meeting. The motion passed unanimously.
 9. Election of directors was the next item of business. Two board positions were open. Nominations for Ben Parsaye and Jim Force were made and seconded. Nominations were closed and a unanimous ballot by acclamation cast.
 10. The annual meeting for next year was set for Saturday, July 1, 2007.

With no further business, the meeting adjourned and the owners' picnic followed.