

EAST BAY CONDOMINIUM ASSOCIATION
Board of Directors Meeting Minutes
11/17/06

The meeting was called to order at 12:15 p.m. Board members present were Dale Clack, Dianne Skillern, and Ben Parsaye. Lisa Rice and Bob Watson were available via conference call. A quorum was present. Peter Schutz was present on behalf of Summit Resort Group.

1) The first item of business was the request by Jim and Astrid Force to discontinue the association using their Comcast service as a facilitator of the buildings wireless internet. Lisa reviewed their comments in an email that the Force's sent to her. Discussion followed. The board agreed that it made good sense to enter into a contract with Comcast to provide service to all units. A motion was made by Dale Clack, 2nd Bob Watson to enter into a bulk service agreement with Comcast Cable to provide wireless access for all units at East Bay. The motion passed unanimously.

2) Lisa then brought up the issue of security at the complex and an owner request to re-key their unit and take it off the building master system. This owner reported to Lisa and Peter that there was a possible unauthorized entry into their unit sometime in the fall. Peter advised that he had the unit re-keyed immediately after the owner notified him and contacted the Dillon Police. Discussion followed. Board member Bob Watson stated for the record that he had not had any security problems with his unit at East Bay. This was a correction to what was stated in the owners email to Lisa. The board felt that if an owner requests that no access be allowed in their unit that it violated the association governing documents. After further discussion, it was agreed that the owners request to re-key would be ok with the management company (Summit Resort Group) keeping the new key to the individual unit in the office safe. Lisa will notify the owner of the boards' decision. Discussion continued regarding security and the management company presence at the complex. Peter advised that he had a discussion with the company that manages the Lower Yacht Club about unauthorized use of the East Bay hot tub. It was reported that their complex hot tub is now open so there should be no need for their residents to use the East Bay hot tub. Summit Resort Group will continue to monitor the situation along with the board. The board further requested that Bernie Romero, the Property Manager, visit the complex at least twice a day and that the security check logs posted in the units are initialed when he checks the unit. Peter did advise that Bernie said he was doing the security checks but not initialing the form. Peter again stated he would get Bernie to do what he is supposed to do.

3) The next item of business was the financial report. Treasurer Dale Clack reviewed the Year-to-Date income and expense report included in the packet. Several expense accounts exceeded budget, including repairs and maintenance (Rec. Room repairs), insurance, snow removal, clubhouse spa maintenance (repairs) and installation of the wireless internet system. The new exterior hallway carpet was installed at a cost of \$12,500. The repairs of the decks on units 100, 101, and 102 has been completed as well. The total cost was \$7,000. Dale then reviewed the proposed 2007 operating budget and

input was provided on options to increase the amount in the association asset accounts. Although no major projects are planned, the goal is to increase the reserve fund balance to \$15,000. Discussion followed as to a proposed dues increase to accomplish this and how much. The board agreed to increase the dues \$25 per month beginning in 2007 and the discussion of the budget in detail was deferred to later in the meeting.

4) Under old business –

- Peter advised the new “hard-shell” hot tub cover was on order, should be delivered in two weeks, at a cost of \$1,650.
- After discussion it was agreed that the pine tree that was removed due to beetle kill will be replaced with a hedge compatible with other plantings at the complex.
- Bernie will check the operation of the baseboard heaters in the clubhouse now that the timers have been removed.
- Ben Parsaye will bring a welding machine to East Bay and coordinate with Summit Resort Group maintenance staff on using it to install a locking system for the hot tub gate.
- Ben suggested installing a security light with a motion detector and a timer above the hot tub deck. He will coordinate with Bernie.
- Ben also suggested replacing exterior lights with energy saving fluorescents bulbs. Peter will follow up with Bernie.
- The 2006 Annual Meeting Minutes were distributed for the Boards’ review.

5) Under new business –

- Peter will no longer mail financials to all board members. They will be posted on the East Bay website
- Peter will contact the Town of Dillon on the large amount of the September water bill.

6) The 2007 proposed budget was reviewed in detail. The \$25/month dues increase will be included. Several expense accounts were modified or re-allocated to reflect comments by board members. The \$100/unit annual landscape assessment was also included in the budget and will be evaluated based on expense amounts incurred during the winter months. The 2007 budget was approved with the appropriate amendments.

7) The next item of business was the revisiting of the Senate Bill 100 policy procedures as well as the new Senate Bill 89 follow up items. Lisa indicated she would provide final input to Peter in the near future. Dale offered his comments and thoughts on a number of items. After all follow up comments are received, both sets of policies and procedures should be approved in early 2007.

With no further business, the meeting adjourned at 2:00 p.m.