

**EAST BAY CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
June 27, 2020**

**I. CALL TO ORDER**

The East Bay Condominium Association Annual Homeowner Meeting was called to order by Tanya Wagner at 11:06 a.m. via Zoom.

Deb Borel apologized for recent service issues. She said that Summit Resort Group appreciates the opportunity to work for the Association and is committed to providing excellent service and will make efforts to improve.

**II. PROOF OF NOTICE**

Notice of the meeting was verified. With 18 units represented in person and three proxies received, a quorum was confirmed.

**III. INTRODUCTION OF OWNERS**

Board Members Participating Were:

Tanya Wagner, President, 204  
Jay Hardesty, Director, 109  
Udo Lange, Director, 203

Lisa Rice, Treasurer, 105  
Vicki Johnson, Director, 107

Homeowners Participating Were:

Jared Hammond, 100  
John & Wilma Stark, 102  
Hedieh Naeini, 104  
Alexandra Hoy, 106  
John & Sylvia Morgan, 111  
Bonnie Francella, 201  
Astrid & Jim Force, 208  
Paul Rothengass, 212

Sherry Fillafer, 101  
Doug & Colleen Wells, 103  
Bruce Rice, 105  
Linda Stieduhar, 109  
Louise & Robert Watson, 112  
Paul Nakolan, 207  
Alan Cogen, 110

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resource was recording secretary.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

**Motion:** Udo Lange moved to approve the minutes of the June 30, 2019 Homeowner Meeting as presented. Vicki Johnson seconded, and the motion carried.

**V. TREASURER'S REPORT**

*A. Year-End as of December 31, 2019*

The Operating balance was \$19,775, the Reserve balance was \$21,807 and the Roof Reserve balance was \$6,656. The Edward Jones CD balance was \$73,027.

The Association ended the year \$4,369 favorable to budget in Operating expenses. All 2019 Reserve contributions were made. There were no owner delinquencies.

*B. Balance Sheet Year-to-Date*

As of May 31, 2020, the Operating balance was \$15,880, the Reserve balance was \$29,519 and the Roof Reserve balance was \$8,660. The Edward Jones account balance was \$73,717.

*C. Income Statement Year-to-Date*

As of May 31, 2020, the Association was \$5,197 favorable to budget in Operating expenses. All 2020 Reserve contributions have been made to date. There were no owner delinquencies.

## **VI. MANAGING AGENTS REPORT**

*A. Completed & Pending Projects*

1. Continued website updating to maintain compliance.
2. Repaired the roof and unit ceilings.
3. Cleaned the common area hallway carpet.
4. Sprayed the trees and deep root fed.
5. Inspected the fire extinguishers.
6. Inspected the backflow devices.
7. Power washed the carport.
8. The anode rods were replaced in the hot water holding tank and hot water heater yesterday.
9. Mulched the flower beds.
10. Touched up paint.

Report Items:

1. All owners who needed their deck stained last summer completed the work. Summit Resort Group can provide stain for any owners who need it. Lisa Rice offered use of her electric sander.
2. Owners were reminded that smoking is not permitted on the balconies.

Astrid Force asked when the chimneys were last cleaned. Deb Borel said they were done last year. Owners were notified of any deficiencies.

*B. Owner Education*

Deb Borel provided information in the meeting packet regarding water damage insurance claim processing to fulfill the owner education requirement.

## **VII. OLD BUSINESS**

*A. Deck Railing Update*

Tanya Wagner reported that the required deck railing modifications are scheduled to start in August. There were four bids received ranging in price from \$38,000 -

\$100,000. The solution selected will add welded cabling to match the existing. The spacing will be every 3” for code compliance. The cost will be approximately \$38,000.

Jim Force recommended cleaning out the accumulated pine needles between the deck boards before the welding is done to reduce the potential for combustion.

**Action Item:** Deb Borel will inform the welder of the situation.

Sherry Fillafer asked about the project timing. Deb Borel said the work will be done during the month of August. She will send updates to the owners regarding the schedule.

*B. Painting & Building Update*

There is a committee working on the color scheme. Astrid Force volunteered to participate. The painting of the garage walls and ceiling are included in the painting bid, but repairs are not. The approximate cost for the painting is \$30,000.

There will be a \$3,000 Special Assessment per unit for the railings, painting, and stucco repair. The Assessment will be due July 31<sup>st</sup> and owners will receive an invoice.

Udo Lange commented that the painting contractor provided a price of \$275 for power washing and staining individual decks. Owners may also stain their deck themselves. The stain color is Canyon Brown and stain is provided by the HOA.

**Action Item:** Deb Borel will email the owners instructions for contacting the painting contractor.

*C. Roof Update*

The Board is considering roof replacement next year. There is about \$80,000 in the roof replacement account. The bids received range between \$140,000 – \$202,000 for two different types of roofing material. Additional bids will be solicited before next year. The roof may be sloped slightly to improve drainage. There will be another Special Assessment necessary for the roof replacement but more research is needed before finalizing the amount. Contributions will continue to the roof replacement fund through monthly dues. Deb Borel will confirm that the Town of Dillon will not require the roof to be sloped. Deb Borel will also ask Farmers Insurance loss control if they would continue to insure if the roof remained flat.

Linda Stieduhar asked if the addition of solar panels was considered for the roof. Deb Borel said it was discussed but ultimately not pursued because only the top units and common area would benefit.

**VIII. NEW BUSINESS**

Alexandra Hoy asked if owners can install a Roku on the television set. Udo Lange believes there is adequate bandwidth.

**IX. ELECTION OF DIRECTORS**

The terms of Lisa Rice and Tanya Wagner expired this year and both were willing to run for re-election. There were no other nominations from the floor.

**Motion:** Jay Hardesty moved to nominate and elect Lisa Rice and Tanya Wagner to the Board. Alexandra Hoy seconded, and the motion carried.

**X. NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, June 26, 2021 at 11:00 a.m.

**XI. ADJOURNMENT**

**Motion:** Tanya Wagner moved to adjourn the meeting at 11:55 a.m. Lisa Rice seconded, and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_