

**EAST BAY CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING**

June 26, 2021

Meeting Conducted via Zoom

I. CALL TO ORDER

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

II. PROOF OF NOTICE

Notice of the meeting was sent May 26, 2021. With 15 units represented in person and four proxies received a quorum was confirmed.

III. INTRODUCTION OF OWNERS

Board Members Participating Were:

Tanya Wagner, President, 204

Vicki Johnson, Director, 107

Doug McCartney, Director, 103

Udo Lange, Director, 203

Linda Stieduhar, Director, 109

Homeowners Participating Were:

Sabrina Boley, 105

John & Sylvia Morgan, 111

Garth McCann, 202

Mike DeBell, 205

Deanna Speer, 209

Paul Rothengass, 212

Alexandra Hoy, 106

Louise & Robert Watson, 112

Roxane Stuber, 204

Paul Nakolan, 207

Alan Cogen, 210

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

IV. APPROVE MINUTES OF 2020 ANNUAL MEETING

Motion: Mike DeBell moved to approve the minutes of the June 27, 2020 Homeowner Meeting as presented. Garth McCann seconded, and the motion carried.

V. TREASURER'S REPORT

Deb Borel said an owner met with other owners to discuss how the Special Assessment money was spent. Deb noted that the Special Assessment was not reflected on the April financial report, since it was not billed until May, so the owner did not have updated information. She encouraged owners to contact her if they have any questions about the financials or Board activity and she requested that owners not discuss other owners behind their backs.

The \$3,000/unit Special Assessment last year was for painting and railings. The railing project had to be done because the insurance company threatened to drop coverage if they were not brought to code. The contractor is still working on punchlist items.

The \$5,000/unit Special Assessment was collected to fund the roof replacement, stucco repairs, deck repairs and other projects that are necessary to complete the building updates.

The Board will begin sending bi-weekly or monthly emails with project updates. Doug McCartney was recognized for his assistance with the projects.

A. Balance Sheet Year-to-Date

As of May 31, 2021, the Operating balance was \$14,947, the Reserve balance was \$80,931 and the Roof Reserve balance was \$120,718. There is \$27,000 remaining to be collected for the Special Assessment. Turner Morris has been paid \$51,541 for the roof. The balance will be paid once the roof is complete.

B. Income Statement Year-to-Date

As of May 31, 2021, the Association was \$2,443 favorable to budget in Operating expenses. The Reserve balance was \$201,650, with all funds committed to projects.

VI. MANAGING AGENTS REPORT

A. Completed & Pending Projects

1. Continued website updating to maintain compliance.
2. Completed the roof replacement.
3. Sprayed the trees and deep root fed.
4. Sprayed the weeds.
5. Inspected the fire extinguishers.
6. Inspected the backflow devices.
7. Implemented parking pass system.
8. Inspected the fireplaces.
9. Repaired the boilers as needed.

VII. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding items that should not be put down the garbage disposal or flushed down the toilet. Owners were reminded to inform the management company about any leaks and to educate their rental tenants. The goal is to avoid insurance claims. There was a suggestion to include this information in the rental book in the units.

VIII. OLD BUSINESS

A. Deck Railing Update

Udo Lange said it was difficult to find a contractor at a reasonable price to install the railings. He did not do a very good job and there is a long punchlist. The contractor has been given a deadline to complete the work.

B. Deck Repairs

Doug McCartney said a contractor was hired to seal around the deck posts. He stated that some of the deck boards needed to be adjusted to maintain consistency. Doug will walk the decks with the contractor and identify areas that need to be addressed. All decks need to be inspected to ensure all work has been completed. Owners should inform Doug McCartney if they notice unfinished areas.

C. Painting & Building Update

Once the building has been painted, gutters will be added on the back deck. The painter is scheduled to start in mid-August. The stucco repairs are almost complete.

Deanna Speer asked to be notified when the front door is painted and to have the painting contractor paint her deck. Deb Borel will make sure she is notified.

D. Roof Update

There was a roof leak this morning over the garage area. Turner Morris is sending out a crew to make repairs today.

Doug McCartney was thanked for his assistance with the roof project.

E. Special Assessment Discussion

This agenda item was discussed during the Treasurer's Report.

IX. NEW BUSINESS

A. Hot Tub

Alex Hoy heard that the hot tub needs to be replaced and it will be a large expense. She spoke with several owners and they indicated they rarely use the hot tub, they do not want to put more money into it and they are willing to give it up. Deb Borel said there has been one leak since reopening. The rotted wood on the hot tub deck will be replaced next year. The Board does not plan to replace the hot tub until it fails. There was a suggestion to conduct an owner survey and to include information about the cost for operating and insuring the hot tub. Deb said the main expenses are maintenance and testing. Any new hot tub would have automatic chemical feed and provide automatic notification when chemical levels or the water temperature are off.

B. Owner Comments

1. The sign in the parking lot "East Bay Owners Only" is lying on the ground. Doug McCartney said it was removed for the building painting and it will be reinstalled once the project has been completed.
2. There should be a sign "Loading and Unloading Only" in the upper parking lot. Deb Borel will add this to the next Board Meeting agenda.
3. An owner commented that there has been great improvement in the property maintenance and recognized the staff for their work.

X. ELECTION OF DIRECTORS

The term of Udo Lange expired this year and he was willing to run for re-election. There were no other nominations from the floor.

Motion: A motion was made to nominate and elect Udo Lange by acclamation. The motion was seconded and carried.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, June 25, 2022 at 11:00 a.m. via Zoom.

XII. ADJOURNMENT

Motion: Doug McCartney moved to adjourn the meeting at 12:01 p.m. Bob Watson seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature