

**EAST BAY CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING**

July 15, 2023

Meeting Conducted via Zoom

I. CALL TO ORDER

The East Bay Condominium Association Annual Homeowner Meeting was called to order at 9:03 a.m. via videoconference.

II. PROOF OF NOTICE

Notice of the meeting was sent June 15, 2023. With 17 units represented in person and five proxies received, a quorum was confirmed.

III. INTRODUCTION OF OWNERS

Board Members Participating Were:

Vicki Johnson, Secretary/Treasurer, 107	Udo Lange, Director, 203
Doug McCartney, Director, 103	

Homeowners Participating Were:

Sherry Fillafer, 101	John & Wilma Stark, 102
Colleen Wells, 103	Sabrina Boley, 105
Alexandra Hoy, 106	Jay Hardesty, 109
Dana & Kelly Anderson, 110	John & Sylvia Morgan, 111
Bonnie Francella, 201	Mike De Bell, 205
Randall Bruley, 206	Paul Nakolan, 207
Astrid Force, 208	Deanna Speer, 209
Paul Rothengass, 212	

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resources transcribed the minutes from the recording.

IV. APPROVE MINUTES OF 2022 ANNUAL MEETING

Motion: Astrid Force moved to approve the minutes of the June 4, 2022 Homeowner Meeting as presented. The motion was seconded and carried.

V. TREASURER'S REPORT

A. 2023 Year-to-Date Financials

As of May 31, 2023, the Operating balance was \$2,056 and the Reserve balance was \$133,083. The Association was \$3,588 unfavorable to budget in Operating expenses.

B. Dues Discussion

1. Hot Tub/Deck Replacement – Vicki Johnson reported that there were some unanticipated expenses this past year for the ice melt boiler and hot tub failures. There was a Special Assessment and owners were thanked for making the payments. It is likely there will need to be a dues increase for next year.

Owner comments addressed the following:

1. Owners can do some of the work needed around the property during the Owner Work Day. A work list should be developed prior to the event to ensure all needed tools and materials are obtained in advance.
2. The asphalt is deteriorating on the upper parking deck. Deb Borel said A-Peak Asphalt will do repair work and sealcoating will take place later in the summer after all other projects have been completed.
3. There was discussion about the desired level of funding in Reserves. Deb Borel believes the target is a 50% funded level.

VI. PRESIDENT'S REPORT

Doug McCartney reviewed completed projects:

1. Replaced the ice melt boiler. It will also serve as the heater for the new hot tub. The gas rate has been locked, which should provide savings.
2. Installed two structural columns in the garage where there was some cracking.
3. Added turn buckles on all wire railing on the back side of the building. The installer will be asked to come back out to tighten any that are loose.
4. A lawsuit has been filed against the contractor, Mark Kinghorn, who originally installed the railings. Mediation is scheduled for September 18th.
5. The roof drains froze in the garage last winter. Some soffits had to be removed to repair the pipes and add new heat tape.
6. Painted the columns in the garage.
7. Completed a new Reserve Study.
8. An owner asked about the texture of stucco above the garage. Doug stated that the stucco was treated with a softener and repainted.
9. The architect is working on specs and drawings for the hot tub railings, and they should be provided by the end of the week. Once they are submitted to the County, the approval process should take about two weeks. The work will be funded by the Special Assessment. The footprint will not change. The old deck material will be replaced with Trex. There was discussion about how to prevent poaching of the hot tub by guests from neighboring properties and a suggestion to put a lock on the cover.

VII. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding the Association insurance policy. Owners should have an HO6 policy as well as unit contents coverage, deductible assessment coverage for the \$5,000 deductible, liability coverage, loss of use coverage and building coverage for their upgrades. Owners should ask their insurance agent if a policy is available to cover Special Assessments.

VIII. OLD BUSINESS

A. Deck Railing/Lawsuit Update

Vicki Johnson said the law firm, Burg Simpson, has been hired on a contingency basis to handle the lawsuit. They have been trying to negotiate a settlement, but the contractor has been unresponsive, and the claim may not be covered by his insurer. Discovery has been completed. Owners are encouraged to provide photos of any damage to their units. Doug McCartney and Udo Lange will serve as expert witnesses. There will be a settlement

conference in September. If negotiations are unsuccessful, a trial is set for two days in November. The amount being pursued is about \$64,000, with about half of it for the labor to repair his work and the rest for materials.

IX. NEW BUSINESS

A. Owner General Comments and Questions

1. Paint Touch Up – There is maroon showing through some of the painted pipes on the decks. Deb Borel said the painter returned to do touch up in the fall. She will follow up on areas that may have been missed.
2. Issues in Unit 110
 - There was a leak in Unit 110 in October that originated in the unit above. The recessed lights were rusted, spots and rings on the kitchen counter and ketchup splatters on the counter. The sheetrock is damaged and needs to be repaired and painted. The owners are coordinating repairs.
 - Dana Anderson described two instances in the past year where their unit (110) was occupied by an unauthorized individual. The door code has been changed. Alexandra Hoy described a similar situation that occurred many years ago, and there was a discussion about concerns that individuals experiencing homelessness may have been accessing the clubhouse. Owners discussed watching out for these issues and having better communications about suspicious activities.
 - There was a suggestion to set up an owner Facebook page to facilitate communication among owners. Deb Borel said this could be an owner initiative, but it would not be sponsored or supported by the Association or management company.
3. Cable/Internet – The Association pays for cable and internet for all units. Owners can pay individually for upgraded service.

X. ELECTION OF DIRECTORS

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

Motion: Udo Lange moved to re-elect the two incumbents. Dana Anderson seconded, and the motion carried.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, July 10, 2024 at 6:00 p.m. via videoconference.

XII. ADJOURNMENT

Motion: A motion was made to adjourn the meeting at 10:11 a.m.

Approved By: _____
Board Member Signature

Date: _____