

EAST BAY CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER MEETING
July 10, 2024
Meeting Conducted via Zoom

I. CALL TO ORDER

The East Bay Condominium Association Annual Homeowner Meeting was called to order at 6:01 p.m. via videoconference.

II. PROOF OF NOTICE

Notice of the meeting was sent June 10, 2024.

III. INTRODUCTION OF OWNERS

Board Members Participating Were:

Tanya Wagner, President, 204
Jared Hammond, Director, 100
Doug McCartney, Director, 103

Vicki Johnson, Secretary/Treasurer, 107
Udo Lange, Director, 203

Homeowners Participating Were:

Wilma Stark, 102
Alexandra Hoy, 106
Dana & Kelly Anderson, 110
Michael Shelton, 200
Astrid & Jim Force, 208
Bob Loner, 211

Sabrina Boley, 105
Susan Robinson, 109
John & Sylvia Morgan, 111
Roxane Stuber, 204
Deanna Speer, 209
Paul Rothengass, 212

Proxies were received from the owners of 112, 201, 202 and 210. With 14 units represented in person and four proxies received, a quorum was confirmed.

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

IV. TOWN OF DILLON UPDATE

Nathan Johnson was unable to join the meeting but provided a written update.

- There will be a Special Election on October 1st to determine if the community agrees with the Town Council's approval of a land use application for the redevelopment of the Best Western Site.
- We are requesting proposals for Town Attorney services until July 16th at 1:00 p.m.
- We are actively working on an Amphitheater Use Policy and associated fees.
- The Town Council approved the construction agreement with Columbine Hills to complete the sidewalk along Highway 6 from Lake Dillon Drive to Dillon Ridge via the Dillon Health (Vail Health Site) last night. Construction will begin after Labor Day.
- The Town Council hired Cushing & Terrell to determine the feasibility of a restaurant on the lake where the old crow's nest used to be.
- The first Public Open House will be in the next couple of months.

- The amphitheater season is off and running.
- This week into next week is the busiest of the season.
- The Dillon Marina continues to hold their Thursday night regatta series. This series has caught the attention of national sailing institutions and are looking at Dillon as a model to replicate elsewhere.
- The United States Forest Service (USFS) workforce housing project began construction this summer. As part of the project two roundabouts will be constructed on Highway 6 at the Lake Dillon Drive intersection and another more eastern towards Keystone.
- The Town continues to work with the property owners of 240 Lake Dillon Drive to restart and remove the blighted structure.
- Town Council meetings are now on the 2nd and 4th Tuesday of the month.
- Work Sessions start around 4:30 p.m. or 5:00 p.m. The regular meeting is at 7:00 p.m.

V. **APPROVE MINUTES OF 2023 ANNUAL MEETING**

Motion: Astrid Force moved to approve the minutes of the July 15, 2023 Homeowner Meeting as presented. Dana Anderson, seconded and the motion carried.

VI. **TREASURER'S REPORT**

A. *2024 Year-to-Date Financials*

As of May 31, 2024, the Operating balance was \$22,449 and the Reserve balance was \$64,340. The Association was \$6,644 favorable to budget in Operating expenses. All Reserve contributions have been made and all owners were current with dues payments.

B. *Dues Discussion*

There are no large projects planned and no Special Assessment is anticipated in 2024.

VII. **PRESIDENT'S REPORT**

Tanya Wagner reviewed completed projects:

1. The lawsuit for the construction issues was settled and the Association received about \$35,000 after legal fees.
2. The new deck and spa are in good working order.
3. Owners can use Trex in an approved material, color and design to replace their decks at their own expense. Doug McCartney will work with Deb Borel to get the information to Owners.
4. Deck stain is available in the restrooms.
5. Tree trimming will be scheduled soon. The dead tree by the dumpster will be removed.
6. Asphalt repairs versus replacement is being reviewed and bids are being obtained. Some areas need patching and there are areas of alligating. If an overlay will be done, it will be scheduled next year. Kelly Anderson was volunteered by Dana Anderson to review the condition of the asphalt. Deb Borel will send photos to Dana.
7. The Board is looking at planting trees or shrubs between East Bay and Yacht Club to mask the storage area for kayaks and canoes.

8. The stucco will be repaired. Owners are asked to submit photos of areas that need repair to Deb Borel via email.

Owner comments and questions addressed the following:

1. The glass in the window by the hot tub was replaced with tempered glass. Some of the windows in the clubhouse have been screwed shut by an owner because the locks are broken. The Board will put this on the agenda for the next meeting.
2. Locks were installed on the Clubhouse thermostats.
3. Dana Anderson's cable box was locked up and she could not get service. Deb Borel said owners can take old boxes to Comcast and exchange for new equipment at no cost.

VIII. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding the Association insurance policy. As of April 1, 2025, open flame devices will no longer be allowed on decks. Electric grills will be permitted. Notification will be sent to all owners when the insurance policy renews. SRG and the insurance company will both conduct inspections.

An amendment to the Bylaws will be necessary to comply with the Federal Corporate Transparency Act as of January 1, 2025. All Board members will be required to register with FinCEN. The current Board will have to register by the end of 2024. Non-compliance will result in large fines and possible imprisonment. New Board members will need to register within 30 days of appointment. The Bylaw amendment will specify a 30-day deadline for registration by new Board members and allow for immediate removal of a Board member for non-compliance. The Board is proposing another amendment to move the Annual Meeting date to the fall so the budget can be approved at that meeting.

The Collection Policy is being updated to reflect changes to the law which make the collections process easier but lengthier. Two of the three methods of notification (by phone, email or text message) are required. The attorney will also provide a Phone/Email Policy at no charge.

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

A. Tree Trimming/Removal Discussion

Wilma Stark thanked the Board for taking down the Aspen trees per their request. Tanya Wagner said the Aspen trees were thinned. The Board is discussing what should be done with the large Spruce tree, which currently screens the side of the Anchorage West building but completely blocks the view for several end units in East Bay. Several affected owners spoke in favor of removing the tree, with some suggesting it should be replaced with something closer to the ground and slow growing. It was noted that there is a species of Aspen that are narrower and could be

a good choice for certain areas around the building. The goal of the plantings would be to hide the Anchorage West Building.

B. Owner General Comments and Questions

1. Dana Anderson suggested asking Yacht Club to install racks for their kayaks and canoes. She said there is a trailer that is on East Bay property.
Action Item: Kevin Lovett will see if any boats are on East Bay property.
2. There was general discussion about the potential development across the cove. With the overlay, the Town of Dillon has the authority to build, and it was approved by Town Council. They are looking at building up the Marina in the future. The height limit is 30' for residential and 50' for commercial. It was noted that this is not an HOA issue.
3. Astrid Force suggested scheduling an owner potluck and barbecue lunch in August. She agreed to head up the effort.

XI. 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: Tanya Wagner moved to re-elect Udo Lange. Doug McCartney seconded, and the motion carried.

XII. NEXT MEETING DATE

The next Annual Meeting date will be scheduled after the Bylaw amendment has passed.

XIII. ADJOURNMENT

Motion: A motion was made and seconded to adjourn the meeting at 7:16 p.m.

Approved By: _____
Board Member Signature

Date: _____