

East Bay Condominium Association
Board Meeting Minutes
March 12, 2023

- I. Call to Order – The meeting was called to order at 1:02 pm via Zoom.
- II. Roll Call / Quorum
 - A. Board members present via Zoom were Tanya Wagner, Jared Hammond, Doug McCartney, Vicki Johnson and Udo Lang. Representing Summit Resort Group was Deb Borel. A quorum was present.
- III. Approval of Minutes from the last Board Meeting
 - A. The Board reviewed the meeting minutes from the November 17, 2022 Board meeting and December 8, 2022 Budget Ratification phone in meeting. Vicki made a motion to approve the minutes as presented. Doug seconded, and the motion carried.
- IV. Financial Report
 - A. December 31, 2022 Year End Financials
 - i. As of December 31, 2022 close fiscal year end close, the Association had \$3,621.87 in Operating, \$74,950.74 in Reserves.
 - ii. As of December 2022 close, the HOA was \$12,143.69 over budget in Operating expenses.
 - B. January 31, 2023 Close Financials
 - i. As of January 31, 2023 close, the Association had an operating balance of \$6,264.90 and a reserve balance of \$75,545.41.
 - ii. As of January 2023 close, the Association is \$3,077.97 over budget in Operating expenses.
 - iii. All Owners are current with Dues and all Reserve contributions have been made this fiscal year
 - C. Operating Surplus Transfer – This year there is no operating surplus
 - D. 2023 Capital Plan Items – The board reviewed the following items that are listed on the Capital Plan:
 - i. Hot Tub Deck - \$59,520 allocated
 - ii. Hot Tub Replacement - \$53,855 allocated
 - iii. Asphalt Seal Coat - \$1,673 allocated (this number is very low)
 - iv. Hot Tub Heater - \$3,544 allocated
 - E. Deb will follow up on the progress of the boiler replacement and update the board via email.
- V. Ratify Actions via Email

Tanya made a motion to approve the following action that has taken place via email since the last Board meeting:

 - 12/06/2022 – approval to proceed with Kinghorn Lawsuit
 - 12/14/2022 – High efficiency boiler approved

- 12/23/2022 – Budget ratification meeting notice approved
Vicki seconded, and the motion carried.

VI. Managing Agents Report

- Repair of damage in unit 100 from leaking pipes
- Fire alarm testing will take place on March 20
- Parking sign knocked down during accident. Sheriff asked for cost of repair.
- Window was sealed (exterior) on the end of the building at unit 200.

VII. Old Business

A. Hot Tub Deck / Hot Tub Replacement

- i. Architect – Doug reported that we received a bid from an architect totaling \$9,300. Doug stated that he has spoken to the town, and they have informed him that the HOA should not need a permit if the plan is to only replace the decking and repair any rotten material if necessary. He recommended bypassing the architect and engineer and only replace the decking. Some fees to the Town of Dillon will also be necessary. After discussion, Vicki made a motion to only replace the decking, and not the structure underneath. Udo seconded, and with all in favor, the motion carried.
- ii. The board discussed bids for hot tub and hot tub deck repair/replacement, including a bid from 3060 LLC. After review, Vicki made a motion to approve the bid from 3060 LLC as presented. Tanya seconded, and the motion carried.
- iii. Plumber – estimated in bid
- iv. Electrician – estimated in bid
- v. Hot Tub – included in 3060's bid
- vi. Deck Construction – included in 3060's bid
- vii. Window Replacement – the board discussed replacing the windows and doors in the clubhouse. Deb will get bid to change the glass in the windows in the Men's bathroom and the door next to the hot tub to tempered glass. Bonnie will be asked what company she used to replace the glass in her slider in her unit. When clubhouse remodeling takes place, window replacement will be considered.
- viii. After considering the costs of the hot tub and deck replacement, along with other unanticipated expenses, Vicki made a motion to have a special assessment of \$7,000 per unit to cover the costs. If owners wish, they may pay ½ on May 1 and the other ½ on July 1. Owners that are able will be asked to pay in full by May 1. Tanya seconded, and the motion carried.
- ix. Club House Thermostats – Deb will talk to Steve (electrician) and ask his opinion on installing a thermostat to the baseboard heaters in the clubhouse. If that is not possible, he will be asked to make a recommendation for other possible solutions for controlling the heat.

- B. Lawsuit Update – Vicki and Doug provided update. Currently we are waiting for a period of time to expire before taking the next steps.

VIII. New Business

- A. Owner Workday – June 17 is the date for the owner workday. An email will be sent to owners letting them know.
- B. Insurance – the board discussed the insurance proposal by Farmers. Vicki made a motion to approve Farmers Insurance for 2023-2024 increasing square footage to \$300/sf. Tanya seconded, and the motion carried.
- C. Annual Meeting Notice Review and Approval – The board reviewed the annual meeting notice and some changes to the agenda were discussed. This will be approved via email.
- D. Weeds and Tree Spraying – The board reviewed a bid from Ascent Weed and Trees. Doug made a motion to hire Ascent to complete the service this summer. Tanya seconded, and the motion carried.

IX. Next Meeting Date

The Board will meet on Saturday, March 25, 2023 at 9:00 am. All owners will be invited to attend.

X. Adjournment

A motion was made and seconded to adjourn at 3:30 pm.

Approved by: _____ Date: _____