

East Bay Condominium Association
Board Meeting Minutes
March 25, 2023

- I. Call to Order – The meeting was called to order at 9:00 am via Zoom.

- II. Roll Call / Quorum
 - Board members present via Zoom were :
 - Tanya Wagner
 - Jared Hammond
 - Doug McCartney
 - Vicki Johnson
 - Udo Lang.
 - Representing Summit Resort Group was Deb Borel. A quorum was present.
 - Owners present via Zoom were:
 - Sherry Fillafer
 - John and Wilma Stark
 - Sabrina Boley
 - Jay Hardesty
 - Dana Anderson
 - John and Sylvia Morgan
 - Mike Debell
 - Astrid Force
 - Deanna Speer
 - Michael Hurd
 - Paul Rothengass

- III. New Business
 - A. Hot Tub Deck / Hot Tub / Boiler Replacement Update
 - Doug discussed a spreadsheet that detailed the maintenance costs that East Bay has incurred between 2020-2022.
 - An Owner asked the status of the railing litigation between the HOA and Kinghorn Consultants. Vicki reported that the HOA has filed a lawsuit and is entering a litigation period. She has asked that all owners with photos or emails regarding the railing project and quality of work be sent to her to pass along to the HOA attorney.
 - Astrid thanked Doug for all his work on recent projects. All owners agreed.
 - Deanna Speer asked if owners could be polled to determine interest in keeping the hot tub and reasons why. Most owners present were in favor of keeping the hot tub based rentals and property value. Two were neutral and one was opposed.

- It was noted that based on HOA attorney feedback, it would require 67% of all owners to vote to amend the plat and Declaration. The hot tub is indicated on the original plat, so it cannot be removed without amending the plat and Declaration.
- Udo noted that utilities are higher based on the current rate increases and higher usage during colder weather.
- The hot tub will be ordered on Monday, March 27, and should take 12-16 weeks to come in. The goal is to have the hot tub and deck project complete by July 4, but that is totally dependent on hot tub timing.
- Tanya noted that the hot tub that will be installed is a commercial hot tub, which is much more durable than a residential one.
- Proper signage will be placed regarding age of use of the hot tub along with other required warnings.
- The board was asked to discuss their plan to rebuild reserves after all the projects are complete.
- On another topic, Astrid asked that the board monitor irrigation usage this summer.
- John Morgan thanked the board for their hard work over the last several years with regards to the maintenance of the building.
- Vicki expressed that, along with other Board members, she is sorry that there have been special assessments lately.

IV. Next Meeting Date

The Board will meet on Saturday, July 15, 2023 at 9:00 am. Another short meeting will be held following the annual meeting to elect officers.

V. Adjournment

A motion was made and seconded to adjourn at 11:47 am.

Approved by: _____ Date: _____