East Bay Condominium Association
Board Meeting Minutes
April 8, 2026 at 3:00 pm

I. Call to Order – The meeting was called to order at 3:06 pm via Zoom.

II. Roll Call / Quorum
   A. Board members present via Zoom were Tanya Wagner, Jared Hammond, 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 August 18, 2025 and November 24, 2025 Board meetings. Udo made a motion to approve the minutes as presented. Jared seconded, and the motion carried.

IV. Financial Report
   A. December 31, 2025 Year End Financials
      i. As of December 31, 2025 close fiscal year end close, the Association had $18,644.34 in Operating, $79,014.92 in Reserves.
      ii. As of December 2025 close, the HOA was $4,627.08 under budget in Operating expenses.
   B. Operating Surplus Transfer – Vicki made a motion to transfer the Operating Surplus from 2025 in the amount of $4,627.08 into Reserves. Udo seconded, and the motion carried.
   C. February 28, 2026 Close Financials
      i. As of February 2026 close, the Association had an operating balance of $18,090.60 and a reserve balance of $82,580.49.
      ii. As of February 2026 close, the Association is $803.36 over budget in Operating expenses.
      iii. All Owners are current with Dues, and all Reserve contributions have been made this fiscal year.
   D. Reserve Payback – Vicki made a motion to forgive the debt that Operating owes Reserves in the amount of $10,500.00. Udo seconded, and the motion carried.
   E. 2026 Capital Plan Items –The following are the 2026 reserve allocations. It was noted that the capital plan spreadsheet is used as a tool for board members to anticipate potential upcoming expenses. If the items do not need to be done, they will not be.
      i. Lighting Fixtures – Garage and Hallways - $2,964 allocated
      ii. Clubhouse Picnic Table - $2,193 allocated – the existing picnic tables will be removed and Deb will look for some used

furniture that is in good condition to place on the lower level of the deck.

iii. Exterior Doors - $4,331 allocated

iv. Asphalt Sealcoat - $4,000 allocated

v. Dumpster Enclosure – Deb will obtain a bid from Leo to either replace doors or entire enclosure.

V. Ratify Actions via Email

Udo made a motion to approve the following actions that have taken place via email since the last Board meeting:

A. 09/30/2025 – approval of 2025 asphalt work
B. 09/30/2025 – approval of updated annual meeting notice
C. 10/08/2025 – approval of plan for Yacht Club boats
D. 11/06/2025 – approval to renew contract with Comcast with cable and 400 mb download speed
E. 11/11/2025 – approval to send 2025 post annual meeting mailer
F. 03/02/2026 – approval of 2025 tax returns
G. 03/18/2026 – approval for insurance renewal
H. 03/18/2026 – approval of tree and weed spraying

Vicki seconded, and the motion carried.

VI. Old Business

A. Camera – the second garage camera has not been installed. Udo will inform Deb when it is installed so the set up can take place.
B. Pine Tree Removal – Deb will talk to Doug McCartney and determine what he was told last year about the type of trees that could be planted between East Bay and Anchorage West.

VII. New Business

A. Asphalt – Deb reported that, unless any new asphalt damage occurred over the winter, all repairs have been completed. The Board reviewed a proposal for crack filling, seal coating, and restriping the parking lot. Vicki made a motion to hire JetBlack to complete the work this summer. Udo seconded, and the motion carried. Udo will contact JetBlack to request a $300 discount.
B. Pool Cues – The Board discussed replacing the pool cues for the clubhouse table. Deb will contact Heavenly Times Hot Tubs & Billiards for a recommendation.
C. Policies – The Board discussed policies that are no longer compliant with Colorado law. The estimated cost to update the necessary policies is $505. The Board also reviewed the Smoking Policy, which is not compliant. Udo made a motion to engage Altitude Law to update all non-compliant policies, including the Smoking Policy. Vicki seconded, and the motion carried.
D. Board Member Appointment – Deb will contact Kyla to inquire about her interest in serving on the Board.

E. Owner Workday – The 2026 workday is scheduled for June 6, beginning at 9:00 a.m., followed by an owner lunch. Additional details will be communicated via email.
F. Clubhouse Doors and Windows – The estimated cost is approximately $20,000 for two windows and one sliding door. Fixed windows will be installed in the clubhouse along with a new sliding door. Udo will obtain bids for fixed windows in the men's restroom and for replacement of a typical bedroom window and sliding door. Deb will meet onsite with Pella to obtain a proposal.
G. Kayak Rack – Udo proposed adding a wall-mounted kayak rack in the garage. He will research options and report back to the Board via email.

VIII. Next Meeting Date
The Board will meet on August 4, 2026 at 3:00 pm via Zoom.

IX. Adjournment
A motion was made and seconded to adjourn at 3:56 pm.

Approved by:____ Date:_________________