

East Bay Condominium Association
Board Meeting Minutes
April 10, 2024

- I. Call to Order – The meeting was called to order at 3:05 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 were Deb Borel and Kevin Lovett. A quorum was present.
- III. Approval of Minutes from the last Board Meeting
 - A. The Board reviewed the meeting minutes from the November 7, 2023 Board meeting and December 7, 2023 Budget Ratification phone in meeting. Vicki made a motion to approve the minutes as presented. Tanya seconded, and the motion carried.
- IV. Financial Report
 - A. December 31, 2023 Year End Financials
 - i. As of December 31, 2023 close fiscal year end close, the Association had \$14,022.60 in Operating, \$55,368.30 in Reserves.
 - ii. As of December 2023 close, the HOA was \$1,163.02 under budget in Operating expenses.
 - B. February 29, 2024 Close Financials
 - i. As of February 2024 close, the Association had an operating balance of \$18,485.47 and a reserve balance of \$59,022.56.
 - ii. As of February 2024 close, the Association is \$2,455.04 under 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 – There is a small operating surplus from 2023. The board agreed to keep the surplus in the operating account.
 - D. 2024 Capital Plan Items –There are no planned capital expenses for 2024. Seal coat will need to be completed this year. That cost will be expensed from Reserves.
- 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:

 - 11/15/2023 – approval to send budget ratification meeting notice to owners
 - 03/03/2024 – insurance approval with Farmers
 - 03/03/2024 – Tree and weed spraying approved
 - 03/03/2024 – 2023 tax returns approved

Doug seconded, and the motion carried.

VI. Old Business

- A. Tree Removal – the board reviewed the bid from BobbyCat for removal of the pine tree and approximately 15 aspens that may block the views of certain units on the south side of the building. The owner of unit 102 has offered to pay \$1,000 towards the removal of the aspen trees. Vicki is in favor of removing the trees and using the cost savings to plant lower bushes in their place. Udo does not want all the trees removed because the building next door will be too visible. Udo is in favor removing the aspens in front of the Anchorage West building roof line. Jared will send photos from his deck. Tanya is in favor of thinning the aspens, but not removing them completely. John (owner of 102) will be asked to send photos showing which trees he would like to have removed. Jared is in favor of placing a deciduous tree to replace the pine. Limbing off the building will take place at a time and materials cost. An email vote will be taken for the removal of the aspens and pine tree.

VII. New Business

- A. Doug asked about snow storage at East Bay. Kevin Lovett confirmed that all the snow that is stored on East Bay property is snow that is removed from East Bay property.
- B. Doug also asked who the new site manager is. Deb reported that Kevin Curry is the site manager for East Bay.
- C. Owner Workday – June 15 is the date for the owner workday. An email will be sent to owners letting them know. Doug and Jared will walk to property in May to create a list of tasks that owners can do for the workday. Donuts, bagels, and water will be provided.
- D. Annual Meeting Notice Review and Approval – The board reviewed the annual meeting notice and approved as presented.

VIII. Next Meeting Date

The Board will meet on Wednesday, July 10, 2024 at 5:00 pm via Zoom. A short meeting will follow the annual meeting to elect officers.

IX. Adjournment

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

Approved by: _____ Date: _____