

East Bay Condominium Association
Board Meeting Minutes
August 4, 2026 at 3:00 pm

- I. Call to Order – The meeting was called to order at 2:57 pm via Zoom.
- II. Roll Call / Quorum
 - A. Board members present via Zoom were Tanya Wagner, Jared Hammond, Vicki Johnson, Kyla Hagen-Haynes 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 April 4, 2026 Board meeting. The Board approved these minutes via email. The action will be ratified in section V. of the Agenda.
- IV. Financial Report
 - A. June 30, 2026 Close Financial Report
 - i. As of June 2026 close, the Association had an operating balance of \$13,781.41 and a reserve balance of \$94,258.69.
 - ii. As of June 2026 close, the Association is \$5,137.16 under budget in Operating expenses.
 - iii. All Owners are current with Dues, and all Reserve contributions have been made this fiscal year.
 - iv. The Board discussed the major areas of variance.
 - B. 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 – This will be discussed next fiscal year.
 - iii. Exterior Doors - \$4,331 allocated
 - iv. Asphalt Sealcoat - \$3,620 allocated
 - v. Dumpster Enclosure – David re-built the dumpster enclosure for \$5,972.24. Udo explained the overages. Udo was thanked for his hard work to get it completed. The enclosure will be painted the same color as the building. Wood primer will be used prior to painting. Vicki volunteered to help with the process.
 - vi. Deadbolt – Deadbolts have been placed on the laundry room door and clubhouse entry door. If someone engages the unlock button from inside, the door will remain unlocked. Udo will see if he can disable this feature. If it can be disabled, another

lock will be ordered for access into the clubhouse from the hot tub deck.

- C. 2027 Budget Review – dues “remain” at \$650/month – the board reviewed the 2027 proposed budget and made some changes to the comment sections. No increase in dues is proposed.

V. Ratify Actions via Email

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

- A. 04/12/2026 – Appointment of Kyla to the Board
 - B. 04/13/2026 – Approval to purchase pool cues
 - C. 04/17/2026 – Approval of the minutes from April 8, 2026 Board Meeting
 - D. 05/03/2026 – Approval to hire David complete proposed projects
 - E. 06/01/2026 – Approval for HOA to pay balance of Astrid’s Bench. There was no balance for the bench
 - F. 07/16/2026 – Approval to install keypad locks on Clubhouse Doors
- Udo seconded, and the motion carried.*

VI. Old Business

- A. Pine Tree Removal/Additional Landscape – this will be tabled until next spring.
- B. Although the East Bay Board likes the kayak racks that YCC purchased to store their boats, they are still being stored on the lawn alongside the property line on the other side of their complex and clearly visible from East Bay property. Next summer, the East Bay Board will look into some sort of tree/bush to plant alongside the EB YCC property line providing there are no water restrictions.

VII. New Business

- A. Clubhouse Doors and Windows – This will be tabled until next summer.
- B. Kayak Rack – Udo will investigate purchasing an extra kayak rack to place in the back of the garage in front of the shed.
- C. Patio Furniture – Vicki has donated two Adirondak chairs and will go to Lowes to see if they have two more that match.
- D. Snowplow Bid – the board reviewed a three-year contract from EJ’s Property Management. EJ will be asked to add a termination clause to the contract and the Board will approve it via email. EJ will be asked to distribute snow across the front lawn and not in front of the sign.
- E. 2026 Annual Meeting Notice – the board reviewed and approved the 2026 Annual Meeting Notice with the changes to the Budget mentioned above.
- F. The laundry price cost has increased, and it is troublesome to carry several dollars in quarters to the laundry room. Several years ago, the HOA signed a contract to add a credit card / Apple Pay option to the

machines, but it was never installed. Deb will follow up with CSC ServiceWorks.

- G. Deb will reach out to Greenscapes to determine if the aspen trees in the front of the building can be changed to drip lines. The spray nozzles are watering the parking lot and vehicles as much as they water the trees. There is also a brown area between the deck and lake. Greenscapes will be asked to evaluate the sprinkler system and make changes as needed. The spigot on the front of the building is tied to zone 1 of the irrigation system. If zone 1 is not actively running, the spigot will not work.

VIII. Next Meeting Date

The Board will meet on November 4, 2026 at 5:00 pm via Zoom.

IX. Adjournment

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

Approved by:_____ Date:_____