

East Bay Condominium Association
Board Meeting Minutes
August 18, 2025

- 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 March 13, 2025 Board Meeting. Vicki made a motion to approve the minutes as presented. Jared seconded, and the motion carried.
- IV. Financial Report
 - A. June 30, 2025 Close Financials
 - i. As of June 2025 close, the Association had an operating balance of \$19,285.17 and a reserve balance of \$81,116.49.
 - ii. As of June 2025 close, the Association is \$2,447.75 under budget in Operating expenses.
 - iii. All Owners are current with Dues, and all Reserve contributions have been made this fiscal year.
- 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:

 - 06/03/2025 – Approval for Trex deck replacement for Tanya’s and Udo’s unit
 - 06/04/2025 – Approval to reimburse Udo for work completed at East Bay
 - 06/11/2025 – Approval for stone expenditure
 - 07/23/2025 – Approval for painting touch ups from Kibray

Jared seconded, and the motion carried.
- VI. Old Business
 - A. Parking Lot Patch – The Board reviewed a bid for asphalt patching. Joe was called for come Board clarification questions. After the call, the board would like a bid to complete the asphalt patches that Joe recommended, along with crack fill and seal coat price. This will be reviewed via email.
 - B. Pine Tree Removal – Vicki spoke with someone who recommended planting chokecherry trees to hide the Anchorage West building. Doug will speak to Tim and Deb will call Bobby. The large pine tree by the deck will be removed once a solution is determined. This will be

done this fall, unless the trees that are planted are best done so in the spring.

- C. Trees Between Yacht Club and East Bay / YC Kayaks – Doug reported that YC will build a kayak rack out of our site. An architect has been hired to design a solution.
- D. Comcast – The board reviewed the contract to renew TV and Internet service. This will be discussed with owners at the annual meeting and at the board meeting afterwards, the board will vote to approve the contract with both or just Internet.
- E. Aspen Tree Vandalism – Deb will order two more cameras. One will be placed inside the garage and the other pointing towards the aspen trees.

VII. New Business

- A. Heat Tape Electrical Box Proposal – The board reviewed a proposal from Alpenglow Electric to install a breaker box for the heat tape. The breakers will be trip rated, which is required per code, and they will be heat tape equipment protected quality. The heat tape panel will be labeled appropriately. After review, Udo made a motion to approve the proposal. Vicki seconded, and the motion carried.
- B. Collection and Email Phone Policy Approvals – Vicki made a motion to approve the policies based on the lawyer's feedback re. language. Udo seconded, and the motion carried.
- C. Tile in Women's bathroom has been replaced. The board expressed their appreciation to Udo.
- D. Tanya asked if all bikes are labeled. Deb reported that they were in the spring. The bikes will be inventoried every spring to determine if they are registered.
- E. Only three people know the clubhouse lockbox code.
- F. Deck Spec – This spec was approved by the board. Udo will finalize and it will be placed on the website.

VIII. Next Meeting Date

The Board will meet on Wednesday, September 24, 2025 at 4:00 pm via Zoom.

IX. Adjournment

A motion was made and seconded to adjourn at 7:05 pm.

Approved by:_____ Date:_____