

East Bay Condominium Association  
Board Meeting Minutes  
November 17, 2022

- I. Call to Order – The meeting was called to order at 4:02 pm via Zoom.
- II. Roll Call / Quorum
  - A. Board members present via Zoom were Tanya Wagner, Jared Hammond, Doug McCartney and Vicki Johnson. 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 July 27, 2022 meeting. Vicki made a motion to approve the minutes as presented. Tanya seconded, and the motion carried.
- IV. Financial Report
  - A. Financial Report as of September 30, 2022 close  
September 2022 close financials report that East Bay has \$3,886.83 in Operating and \$72,411.5in Reserves.  
  
As of September 30, 2022 close, the association was \$8,516.10 over budget in operating expenses.  
  
To date, all Reserve contributions have been made.
  - B. Reserve Study Review – The board reviewed the capital plan spreadsheet based on WRS Reserve Study. The shed expense will be removed from the document. The updated spreadsheet and Reserve Study will be placed on the website.
  - C. 2023 Budget Review – letter will be sent to owners regarding the budget ratification meeting and will explain the need for a special assessment in the spring/summer of 2023. The amount is yet to be determined. Tanya made a motion to approve the budget for presentation to owners. Doug seconded, and the motion carried.
- V. Ratify Actions via Email  
Vicki made a motion to approve the action via email to hire Berg Simpson to represent the HOA in the claim against Kinghorn. Doug seconded, and the motion carried.

VI. Old Business

- A. Railing Project Update – We are awaiting to hear from the insurance company. Doug and Vicki will continue to work on this and keep the board updated.
- B. Painting – Dave (DR Custom) will complete the necessary touch up painting next spring.

VII. New Business

- A. House Rules – The board reviewed and approved the changes to the House Rules. They are now consistent with the short list. Vicki made a motion to approve the house rules as presented. Doug seconded, and the motion carried. They will be posted on the website.
- B. Policy Review and Approval – The board approved the policies as presented by the attorney. Vicki stated that there were complicated rules on how owner meetings should be conducted. Vicki recommends the policy drafted by the attorney is accepted. Tanya made a motion to adopt the policies as drafted. Vicki seconded, and the motion carried.

VIII. Next Meeting Date

The Board will meet on March 1, 2023 at 4:00 pm via Zoom unless an earlier meeting is necessary.

IX. Adjournment

With no further business, a motion was made and seconded to adjourn at 5:08 pm.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_