

East Bay Condominium Association
Board Meeting Minutes
June 18, 2020

- I. Call to Order – The meeting was called to order at 4:08 pm via Zoom
- II. Roll Call / Quorum
 - A. Board members present via Zoom were Tanya Wagner, Jay Hardesty, Vicki Johnson, Lisa Rice 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 1, 2019, December 5, 2019 and May 20, 2020 Board meetings. Vicki made a motion to approve the minutes as presented. Jay seconded, and the motion carried.
- IV. Financial Report
 - A. May 31, 2020 Close Financials
 - i. May 2020 close financials report that East Bay has \$15,879.56 in Operating and \$29,519.43 in Reserves. There is \$8,659.83 in the Roof Replacement Reserve Account. The Edward Jones account has a balance of \$73,716.95.
 - ii. All Owners are current with dues and some have prepaid.
 - B. As of May 2020 close, the Association is \$5,197.02 under budget in Operating expenses.
 - C. The Board discussed the major areas of variance.
 - D. All reserve transfers have been made.
- V. Old Business
 - A. Railing System – The railing project will begin in August.
 - B. Painting Projects - The board discussed the painting bid and reviewed color options that Udo’s design team recommended. Board members that are here for the weekend will meet to discuss a color scheme. Deb will reach out to Bonnie and ask if she would be willing to serve on a committee to pick out colors. She will also be asked if her offer to help fund the price difference with a color change still stands. Deb will send the painting bid to the Board and to Bonnie to review.
- VI. New Business
 - A. Smoking on Decks - Tanya suggested that we remind owners at the annual meeting that smoking is not permitted on unit balconies.
 - B. Clubhouse and Hot Tub - The board agreed that the common areas will remain closed until further notice. This decision will be revisited in several weeks.

- C. Roof Replacement - The board discussed two bids to replace the roof. Two more bids will be obtained. A Denver roofer stated that roof replacement was not necessary this year. Deb will call the insurance company's loss control to determine if they will make East Bay slope the roof to be in compliance with current code. Deb will also reach out to the Town of Dillon to ask if they will allow a flat roof replacement or if they will require it be sloped.
- D. Annual Meeting Packet Review and Presentation – The board reviewed the annual meeting packet and discussed presentation.
- E. It was noted that there has been some recent discussion with regard to the maintenance condition around East Bay. SRG is committed to providing excellent service and will make all efforts to improve.

VII. Next Meeting Date

The Board will meet via Zoom on June 27, 2020 following the annual meeting to elect officers. A workday will take place on Friday, June 26, 2020 at 9:00. An email will be sent to owners informing them of this workday. They will be reminded to bring masks and gardening tools.

VIII. Adjournment

Lisa made a motion to adjourn at 5:45 pm. Jay seconded, and the motion carried.

Approved by: _____ Date: _____