

East Bay Condominium Association
Board Meeting Minutes
June 25, 2021

- I. Call to Order – The meeting was called to order at 3:06 pm via Zoom.
- II. Roll Call / Quorum
 - A. Board members present via Zoom were Tanya Wagner, Vicki Johnson, Doug McCartney, Linda Stieduhar 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 27, 2021 board meeting. Tanya made a motion to approve the minutes as presented. Vicki seconded, and the motion carried.
- IV. Financial Report
 - A. April 30, 2021 Close Financials
 - i. April 2021 close financials report that East Bay has \$10,881.92 in Operating and \$84,638.36 in Reserves. There is \$13,063.58 in the Roof Replacement Reserve Account. The Edward Jones account has a balance of \$74,251.27. It was noted that the EJ account has been liquidated and as of May close financials, the money has been placed into the Roof Reserve account.
 - ii. All Owners are current with dues, and some have prepaid.
 - iii. As of April 2021 close, the Association is \$1,671.68 under budget in Operating expenses.
 - iv. The Board discussed the major areas of variance.
 - v. All reserve transfers have been made.
- V. Ratify Actions via Email

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

 - 04/29/21 – Approval to send Construction and Special Assessment letter to Owners
 - 05/12/21 – Approval to open common area
 - 05/15/21 – Approval to use different roofing material if necessary
 - 05/15/21 – Approval to have Linda Stieduhar replace Jay Hardesty on the board

Vicki seconded, and the motion carried.
- VI. Old Business
 - A. Roof – the roof is complete except for a couple of pieces of flashing that are back ordered. They did not slope the pitch of the roof as discussed, so Doug will contact Turner Morris to have this done.

- B. Railing Project Update – All of the bolts that are in the stucco have pulled out. Udo reported that there were many things that were not done correctly with regards to the railing project. Mark Kinghorn said if we supply the turnbuckles, he will supply the labor. East Bay BOD will draft a Letter to send to Mark Kinghorn with a punch list of items that need to be fixed. This letter will include a timeline. Udo volunteered to draft the letter and send it to the board for approval.
- C. Decks – Decking and deck post work is complete. Some of the deck boards are not even, so Doug will let the contractor know. Doug spoke to Brad about the tar that was spilled on the deck, screen, grill cover and outdoor furniture of unit 109. He will follow up again next week.
- D. Stucco / Siding – This work is mostly complete except the area with the beam that needs to be replaced.
- E. Gutter / Heat Tape / Metal Work – This work will be done after the painting is complete.
- F. Rotten Beam – Doug met with the structural engineer today, and the report will be sent on Thursday or Friday next week. Doug said that the rotted glue lam beam, will be replaced by steel. Deb will send Udo the insurance policy for review.
- G. Bonnie’s Tree Topping – SRG will obtain a bid to top the tree that is blocking the view of 201. The Fire Department will be called for an opinion on what trees should be removed or trimmed for fire mitigation.

VII. New Business

- A. The Hot Tub Patio is rotten and needs to be rebuilt – this will be discussed next summer. A temporary fix will be done this summer to make sure it will last through the winter.
- B. Annual Meeting Packet Review and Presentation – The board reviewed the annual meeting packet and discussed presentation.

VIII. Next Meeting Date

The Board will meet following the annual meeting to elect officers.

IX. Adjournment

Tanya made a motion to adjourn at 4:09 pm. Vicki seconded, and the motion carried.

Approved by: _____ Date: _____