

East Bay Condominium Association  
Board Meeting Minutes  
June 3, 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 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 February 2, 2022. These minutes were approved via email and that action via email will be ratified under section V. of this Agenda.
- IV. Financial Report
  - A. April 30, 2022 Financials
    - i. As of April 30, 2022 close fiscal year end close, the Association had \$7,442.69 in Operating, \$126,405.05 in Reserves.
    - ii. As of April 2022 close, the HOA was \$8,922.91 over budget in Operating expenses.
- V. Ratify Actions via Email

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

  - o 02/07/2022 – Approval of minutes from 02/02/2022 board meeting
  - o 03/02/2022 – Approval of 2021 Tax Returns
  - o 03/19/2022 – Approved Farmers insurance for April renewal
  - o 03/16/2022 – Approved Weed and Tree Spraying
  - o 05/04/2022 – Annual meeting notice and date change approved
  - o 05/30/2022 – Approval for unit 109 to put out planters for test

Doug seconded, and the motion carried.
- VI. Old Business
  - A. Railing Project Update – The board agreed that Mark Kinghorn’s insurance company will be contacted to trigger a claim since Mark did not complete the work he started. A demand letter was sent to Mark in 2021 and that will also be sent to the insurance company if they need it. The cost to complete the railings is \$31,000. The decision will be made next week via email.
  - B. Stucco Update – Doug will meet with Stucco Dave next week and a rubber paint will be applied to part of the new section of the building to determine if it will change the texture to match the existing portion of the building.

- C. Garage Pillars – The board discussed a proposal from Cona Engineering to recommend a fix for the structural issues in the garage. The board agreed that Cona Engineering would be hired to complete the report and recommendation.
- D. Hot Tub Deck Replacement – the cost for this is anticipated to be between \$50,000 and \$60,000. The board agreed that this would be considered in 2023.
- E. Hot Tub Replacement Cost – the cost for the hot tub replacement, including pump and filter, but not the boiler, should not exceed \$50,000. Some owners are not in favor of keeping the hot tub. Deb commented that a hot tub is necessary for those who rent their unit. In order to abandon the hot tub, the HOA would need 100% of the membership to agree.
- F. Painting – Dave Ramig (DR Custom) will complete the punch list and the metal pillars in the garage this summer.

VII. New Business

- A. House Rules – Astrid and Vicki will meet to make changes to the House Rules and they will be emailed to the board for approval.
- B. Recycling – The board discussed recycling and agreed that it would not be added.
- C. Bikes and Kayak Racks – an email will be sent to owners asking them to identify and sticker their bikes and kayaks prior to September 1, 2022. Any unclaimed bikes and kayaks will be donated. This information will be discussed at the annual meeting as well as placed in the post meeting mailer. Email and post meeting mailer will also include that bikes and kayaks stored at East Bay must belong to an owner or tenant of East Bay, and not from someone outside the HOA.
- D. Annual Meeting Packet Review – The board reviewed the annual meeting packet and discussed presentation.

VIII. Next Meeting Date

The Board will meet on Saturday, June 4, 2022 following the annual meeting to elect officers. The next annual meeting will be held on Saturday, July 15, 2023 via Zoom. An owner workday will take place after Father's Day in June.

IX. Adjournment

With no further business, a motion was made and seconded to adjourn at 5:03 pm.

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