

East Bay Condominium Association
Board Meeting Minutes
July 14, 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 June 25 and 26, 2021 board meetings. Vicki made a motion to approve the minutes as presented. Tanya seconded, and the motion carried.
- IV. Financial Report
 - A. May 31, 2021 PRELIMINARY Close Financials
 - i. May 2021 close financials report that East Bay has \$12,512.33 in Operating and \$72,694.64 in Reserves. There is \$144,579.57 in the Roof Replacement Reserve Account.
 - ii. All Owners are current with dues, and some have prepaid.
 - iii. As of May 2021 close, the Association is \$2,242.78 under budget in Operating expenses.
 - iv. The Board discussed the major areas of variance.
 - v. All reserve transfers have been made.
 - B. Udo edited a spreadsheet that Doug created to reflect the repairs to date with regards to the building modifications.
- V. Ratify Actions via Email
There have been none since the last board meeting.
- VI. Old Business
 - A. Roof – the roof is complete except for a couple of pieces of flashing that are back ordered. The roofers completed the slope of the roof.
 - B. Railing Project Update – Contractor is on site completing the repairs.
 - C. Decks – Some of the deck boards are not straight, so the contractor will complete the repairs.
 - 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.

VII. New Business

- A. Structural Issues and Process – The board discussed this issue at length. SRG will continue to obtain bids for repair. The structural engineer has added some areas that need to be inspected. Bids will include cutting into these areas to determine if damage has occurred.
- B. The board approved paying Doug \$125/hr not to exceed \$2,500 for work associated with the structural issues and providing technical expertise during oversight of the repairs. Doug did not participate in the vote.

VIII. Next Meeting Date

The Board will meet on Wednesday, July 21, 2021 at 4:00 pm.

IX. Adjournment

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

Approved by: _____ Date: _____