

East Bay Condominium Association  
Board Meeting Minutes  
July 21, 2021

- 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, Vicki Johnson, Doug McCartney, Linda Stieduhar and Udo Lang. Representing Summit Resort Group was Deb Borel. A quorum was present.
- III. Old Business
  - A. Roof – the roof replacement is complete.
  - B. Railing Project Update – The contractor (Mark) is on site completing the repairs. He walked the complex with Doug and Udo to discuss the scope of work. They came to terms for the work that will be completed under the current contract, and Mark will provide a bid for some additional work that is necessary.
  - C. Decks – The deck project is complete.
  - D. Stucco / Siding – This is mostly complete except the area with the structural damage. It was noted that there is stucco damage on the deck of 204. This will be addressed prior to painting.
  - E. Gutter / Heat Tape / Metal Work – This work will be done after the painting is complete.
  - F. Structural Issues, Process and Bids – Five contractors were asked to submit a bid to complete the necessary repairs at East Bay. SRG presented bids to the Board. Vicki expressed concern that one of the contractor bids is low, did not significantly account for the work required, including labor, and he may not complete the job or do an adequate structural repair.

Doug owns a company called 3060 LLC and he also provided a bid for the project. Prior to submitting the bid, he disclosed the conflict of interest in the matter and disclosed that there is financial interest with regards to the bid. He has signed the Acknowledgement of Conflict of Interest Policy, as required by Colorado Law. Following the disclosures, Doug explained his bid in detail. After the board discussed the bids in detail, Linda made a motion to accept the bid from 3060 LLC to complete the structural repairs at East Bay. Vicki seconded, and with all in favor, the motion carried. Doug abstained from voting.
  - G. Special Assessment – This will be tabled until next Wednesday’s meeting.
  - H. Wednesday, July 28, 2021, Owners will be invited to attend an informational Board meeting regarding the extent of the damage, the

status of the repairs, the need for affected units to be vacated, and the need for a special assessment. Owners will be encouraged to attend.

IV. Next Meeting Date

The Board will meet on Wednesday, July 28, 2021, at 3:00. A second board meeting will be held at 5:00 pm on July 28, 2021 to present the issues to the owners and invite owner input.

V. Adjournment

Doug made a motion to adjourn at 5:31 pm. Tanya seconded, and the motion carried.

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