

**EAST BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 28, 2021
*Meeting Conducted via Zoom***

I. CALL TO ORDER

The East Bay Condominium Association Board of Directors Meeting was called to order at 5:04 p.m. via videoconference.

II. ROLL CALL/QUORUM

Board Members Participating Were:

| | |
|------------------------------|---|
| Tanya Wagner, President, 204 | Vicki Johnson, Secretary/Treasurer, 107 |
| Udo Lange, 203 | Linda Stieduhar, 109 |
| Doug McCartney, 103 | |

Owners Participating Were:

| | |
|-------------------------|---------------------------|
| Jared Hammond, 100 | Sherry Fillafer 101 |
| John & Lilly Stark, 102 | Colleen Wells, 103 |
| Sabrina Boley, 105 | John & Sylvia Morgan, 111 |
| Michael Shelton, 200 | Bonnie Francella, 201 |
| Garth McCann, 202 | Roxanne Stuber, 204 |
| Mike DeBell, 205 | Duane Bruley 206 |
| Paul Nakolan, 207 | Paul Rothengass 212 |

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resource was recording secretary.

With five Board members participating, a quorum was confirmed.

III. OLD BUSINESS/PROJECT UPDATES

A. Roof Replacement

This project has been mostly completed. Turner Morris has a few areas along the back of the building where the flashing needs to be sealed and the final EDPM manufacturer inspection needs to be done.

B. Railing Work

This project is still in progress. The contractor walked off the job Monday and will not be returning. The Board is trying to find a contractor to finish the work. Most rear decks have railing wires that need to be securely attached and two more turn buckles will be added in the middle. Everything in the front needs to be redone. There is a 20% holdback of the contract value but this probably will not be enough to finish the work. The project will be completed as soon as possible. An attorney will be hired to sue the

contractor for the damages if possible. Doug McCartney will ask the welder to come up next week to look at the cable railings.

C. *Deck Repairs*

This project has been completed. Rotten boards were replaced and the board spacing was corrected. Owners are responsible for having their decks stained. Deb Borel has a contractor who can do the work for \$275. Owners should contact her if they would like to be added to the contractor's list. The debris that accumulates under the deck boards should be cleaned out annually.

D. *Stucco/Siding*

Most of this work has been completed, except for areas blocked by firewood or grills. Owners who have areas that need to attention should contact Deb Borel.

E. *Gutter/Heat Tape/Metal Work*

This work will be done after the painting has been completed. The gutters will direct drainage away from the building.

F. *East Bay Structural Concerns*

1. Location of Damage - There is scaffolding and plastic set up over the garage. In the process of stucco repairs, it was discovered that the structural beams are rotten over the garage and on the floors above. They need to be removed and replaced with steel beams. The demolition will start next Monday. Units 200/201/202 will have to be vacated during the work. Units 100, 101 and 102 can be occupied next week but will have to be vacated the week after. An insurance claim was filed but was denied because the damage was not a covered event. There will not be any garage access while the beams are being installed.
2. Structural Engineer – A structural engineer will be on site when the existing beams are removed and the new beams are installed.
3. Contractor Bid Award - Doug McCartney reviewed the time and materials bid, which totals \$122,852 total (attached). It includes \$30,000 for the demolition, \$18,720 for the beams and installation, \$33,240 for reconstruction around the beams and \$12,500 for stucco. The subtotal is \$94,460. There are additional costs for General Contractor (20%), permits, Doug's labor, legal and lodging. There is some damage inside the balcony walls where there are seams in the railing caps but the full extent is not known. The areas that have been exposed to reveal rotten wood will be reconstructed. There are temporary posts in place from the ground level to the roof for support. It appears that the areas with the most damage are the result of years of water dripping down in the corner. The roof was re-pitched so the water will drain away from the building to prevent reoccurrence. The seams in the railings will be sealed to prevent moisture intrusion. The surface will be rebuilt with a hard coat system instead of EFIS with styrofoam. Several bids were received and Doug McCartney, who is on the Board, was selected based on the thoroughness of his bid. He has signed a conflict of interest acknowledgement and did not vote when his company was selected by the Board.

4. Timeline for Repairs - The project duration is estimated to be about two weeks, unless additional issues are identified once the work is underway.
5. Owner Ramifications - Owners will not be able to park in the garage August 9th or 10th. This timeline may increase, so The Town of Dillon will allow parking of 10 to 12 vehicles in the public lot by the eagle statue beginning August 2 through August 18. Vehicles will be required to display a parking pass. Vehicles without a pass will be towed. There are seven spots in front of the building and one spot to the side of the dumpster. Owners are encouraged not to come to the property or rent their units during the construction due to the limited parking. Deb Borel will send all owners an email with the parking pass as an attachment. It is estimated that units can be rented again by mid-September.
6. Special Assessment – Given the estimated costs for the known issues, it is anticipated that there will need to be a Special Assessment of \$5,000 - \$7,000 per owner due within the next month, but the amount and due date have not been finalized. Owners should check their insurance policy to determine if they have coverage for Special Assessments or loss of rents.

IV. ADJOURNMENT

The meeting was adjourned at 6:23 p.m.

Approved By: _____ Date: _____
Board Member Signature

| EAST BAY CONDOMINIUMS 460 TENDERFOOT STREET | | | | | | | |
|---|--|------------|--------------|------------------------|---------------|--------------|-----------------|
| | Structrual Repair Front of Building | | | 7/15/21 | | | |
| Category | | | | | | | Category |
| Demo | | Men | Hours | Days | Amount | Total | Total |
| | Demo | 5 | 8 | 5 | 125 | 25000 | |
| | Demo Prep | | | | | 1000 | |
| | Demo Lumber | | | | | 3000 | |
| | Dumpster | 2 | | | 500 | 1000 | |
| | | | | | | | 30000 |
| Beams | Beams | 2 | 33' | 2000 | | 4000 | |
| | Posts | 2 | 12' | 250 | | 500 | |
| | Install | 5 | 8 | 2 | 125 | 10000 | |
| | Welder | | | | | 1500 | |
| | Crane | 16 hours | 170.00 ph | | | 2720 | |
| | | | | | | | 18720 |
| Build Back | Rail labor | 2 | 8 | 3 | 125 | 4800 | |
| | Ceiling Labor | 3 | 8 | 3 | 125 | 9000 | |
| | Lumber/misc | | | | | 8000 | |
| | Ship Lap | | | | | 6000 | |
| | Ship lap labor | 2 | 8 | 4 | 85 | 5440 | |
| | | | | | | | 33240 |
| Stucco | Stucco | | | | | 12000 | |
| | Scaffold Rent | | | | | 500 | |
| | | | | | | | 12500 |
| | | | | | | | |
| | Sub-total | | | | | 94460 | 94460 |
| | GC 20% | | | | | 18892 | 18892 |
| | Total construction cost | | | | | 113352 | 113352 |
| | permits | | | | | 2000 | 2000 |
| | Doug Labor | | | | | 2500 | 2500 |
| | Legal | | | | | 2500 | 2500 |
| | lodging | 10 nights | 2 units | 125 per night per unit | | 2500 | 2500 |
| | | | | | | 122852 | 122852 |
| | | | | | | | |
| Exclusions: | | | | | | | |
| | Engineering | | | | | | |
| | Carpet | | | | | | |
| | Frame/stucco any rail past units north of #102/202 | | | | | | |
| | Painting | | | | | | |
| | Roof repair | | | | | | |