

East Bay Condominium Association
Board Meeting Minutes
August 25, 2021

- I. Call to Order – The meeting was called to order at 4:05 pm via Zoom.
- II. Roll Call / Quorum
 - A. Board members present via Zoom were Tanya Wagner, Vicki Johnson, Doug McCartney and Linda Stieduhar. 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 – This project is ongoing.
 - C. Decks – The deck project is complete.
 - D. Stucco / Siding – This is mostly complete except the area with the structural damage. Any stucco repairs on decks will be completed as needed. Stucco work should be completed by September 3rd.
 - E. Gutter / Heat Tape / Metal Work – This work will be done after the painting is complete.
 - F. Structural Update – Doug discussed costs as of 8/25 as well as anticipated costs. Framing work is complete and hallway ceilings will be complete by August 27.
 - G. Painting – painting should begin the first week of September. Satin finish will be used in the hallways. Owners will be asked to remove all items on the deck away from the walls prior to painting. There will be a \$75 fee for items that the painter needs to move. Owner decks can be stained at a cost of \$275.
 - H. Garage concrete pillars – two concrete pillars are cracking from the weight above. The engineer will evaluate these.
 - I. The first welder on the structural part of the project was fired for not showing up. Additional costs were incurred due to the delay. After the costs were paid and the second welder was paid, there was not much left to pay the first welder. The board agreed to pay ½ of his invoice amount.
 - J. Special Assessment – The board reviewed all costs and determined that the assessment amount would need to be \$7,000 per homeowner. Vicki made a motion to approve the special assessment in the amount of \$7,000 payable by October 15. Tanya seconded, and the motion carried. Doug abstained. Owners who are able will be asked for payment prior to that date. It was noted that there will be money left in Reserves after the project is complete and contractors have been paid.
 - K. An email update will be sent to owners with assessment information.
 - L. Owners will be asked to attend the next board meeting for an update.
- IV. Next Meeting Date
The Board will meet on Wednesday, September 8, 2021 at 4:00 pm. Owners are invited to attend.
- V. Adjournment

Vicki made a motion to adjourn at 5:00 pm. Tanya seconded, and the motion carried.

Approved by: _____ Date: _____