

EAST BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 7, 2021
Meeting Conducted via Zoom

I. CALL TO ORDER

The East Bay Condominium Association Board of Directors Meeting was called to order at 5:05 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:

Sherry Fillafer 101	John & Lilly Stark, 102
Sabrina Boley, 105	John & Sylvia Morgan, 111
Roxanne Stuber, 204	Astrid & John Force, 208
Robert Loner, 211	

Representing Summit Resort Group was Deb Borel. Sarah Woodward of Summit Management Resource transcribed the minutes from recording.

With five Board members participating, a quorum was confirmed.

III. STRUCTURAL REBUILD

A. Roof / Stucco Repairs

Doug McCartney summarized that the roof repairs are finished, including the structural area, where a portion of the roof was removed to complete the repairs.

Stucco repairs are almost complete, but there is a punch list of areas where touch ups are needed.

B. Railing Work

Doug McCartney stated that the wire railing on the front is 95% complete. As soon as backordered turn buckles arrive, the contractor will be able to tighten loose wires.

C. Rear Deck Repairs / Paint Update

Doug McCartney explained that the contractor pulled up decking surfaces to seal around metal posts and stop water from dripping between decks and into the garage. All the decks have been repaired. Deb Borel confirmed that the cost to have the painter sand and stain the decks is \$275 each. Owners interested in having this work done should contact her. Doug McCartney will confirm the painter's process and ask if it includes deep sanding and a power wash. Astrid Force asked about lightening the deck stain to reduce heat levels.

Deb Borel recommended waiting to see how the new stain looks. Doug McCartney mentioned that the Board needs to decide if the units will have uniform deck stain color. The painter will stain the replacement boards when he completes the other deck jobs.

Bob Loner asked about the initial \$3,000 payment for the deck and railing repair, and the collection of \$360,000 in special assessments in under 18 months. Deb Borel will share the financial spreadsheet with the breakdown and noted that it is also on the website. Vicki Johnson reminded owners that decks will need to be cleared for the painter. Grills can be left on the deck but should be moved to the center. Notice will be sent to owners regarding dates and requirements for deck and door painting.

D. Garage Pillars

Doug McCartney mentioned that two concrete pillars in the garage under Units 107 and 109 have some cracking. He is waiting for the structural engineer to advise on further action. Astrid Force asked about adding insulation to the garage ceiling to prevent freezing. Doug McCartney said that it would be possible to blow in insulation in the ceiling and will investigate the cost.

E. Special Assessment Coverage

Doug McCartney asked his insurance agent about filing a claim for the Special Assessment. The agent needs a loss assessment letter from the Association. Owners who have this coverage should contact their insurance agent. Deb Borel will distribute a letter for owners to submit to their insurance companies. She noted that there is a \$7,000 Special Assessment payment due on October 15th.

F. Structural Updates

Doug McCartney reviewed the financial spreadsheet details. As stated above, Deb will email owners a copy of the completed financial breakdown.

IV. ADJOURNMENT

The meeting was adjourned at 5:50 p.m.

Approved By: _____ Date: _____
Board Member Signature