

East Bay Condominium Association Board of Directors Meeting Minutes
12/12/2008

The meeting was called to order at 12:20 pm. Board members present were Lisa Rice, Dale Clack, Diane Skillern, John Morgan, and Gary Martz. The full board was present. Peter Schutz was present on behalf of Summit Resort Group.

- 1) The minutes of the July 12th, 2008 annual meeting were distributed and reviewed. As a follow up item to the meeting, the association attorney, Lauren Holmes will draft a policy to be implemented in 2009 regarding responsibility for the \$5,000 deductible on the association insurance policy. When ready, Peter will distribute for the board to review.
- 2) The next item discussed was continuing problems with the wireless internet system at the complex. Problems with the strength of signal or no service at all continue to occur on a frequent basis. Peter reported on efforts made by Chip from Computer Troubleshooters. To correct or minimize these problems. Discussion followed several options were considered including:
 - Changing/ upgrading all the existing equipment
 - Switching to Comcast for internet service
 - Adding booster antennas (suggested by Gary Martz)

It was agreed to explore the first & third options in hopes of improving reliability, and then poll the owners at the annual meeting to decide what to do.

- 3) The next item of business was financial report. The year to date financials with budget comparisons as well as the proposed 2009 operating budget were distributed and discussed. Peter went over each line item for expenses in the budget and provided an explanation on how he arrived at the number. A number of expense items will increase in 2009; major areas of increase will be water & sewer, utilities, snow removal. Clubhouse maintenance, management and Cable T.V will increase as well. Insurance is forecasted to increase after last year's significant savings. Trash removal will be half of last years amount due to contract negotiations with Waste Management. Peter also introduced the revised long term capital plan as part of the budget discussion. It provides estimated expenses for major projects, when they should be done and additions & deletions from the association reserve fund. After further discussion of the budget and review of the long range plan it was decided to adopt the 2009 budget which included \$6,900 continued contribution to the reserve fund and to repair the driveway heating system in 2009 at an estimated cost of \$4,000. A motion was made by John Morgan, 2nd Gary Martz to approve the 2009 proposed operating budget as amended. The motion passed. As part of the discussion on the management fee charged by SRG, Peter was asked to bring a summary and explanation of services to the annual meeting so the owner's know what is included in the monthly management fee.
- 4) Peter updated the board on projects completed:
 - Bruce Rice installed new decking outside the clubhouse & repaired numerous old water damaged areas in the garage.
 - Additional trees were removed in the front and back of the property, **particularly above the driveway to shore up the retaining wall.**
 - Several repairs were made to the hot tub totaling approximately \$800.

- 5) Under new business the request for a shared dumpster arrangement with Yacht Club Condominiums was brought up. Lisa & Peter gave the background on the request. Discussion followed. In addition to the fact that trash removal cost will be only \$110/ month issues of capacity, nuisance, extra clean up were all brought up as concerns. The board unanimously agreed to not pursue a shared dumpster agreement. Also under new business owners will be notified at the annual meeting the decks will need to be re-stained this summer, either by the owner or SRG at their expense.

With no further business, the meeting adjourned at 2:30 pm.