

**SILVER QUEEN EAST HOA
BOARD OF DIRECTORS MEETING
June 17, 2024**

I. CALL TO ORDER

The meeting was called to order at 11:06am via zoom.
Board members in attendance include:

Ashley Gionfriddo – Unit 2408
Noelle Brownson - Unit 2436
Mark Changaris – Unit 2441
Bradley Lehmkuhl – Unit 2434
Kelly McGann – Unit 2417

Representing Summit Resort Group (SRG) was Armani Zangari and Kevin Lovett

II. OWNERS FORUM

Notice of the meeting and meeting agenda were posted on the website.

- It was noted that there is an updated reserve study that Mark supplied to SRG.
- SRG now has this saved.
- Red flag- fire places. Brad notes that he was able to sell his as they are valuable.
- The question was present if owners want to sell their fireplaces.
- SRG will follow up with CID services to see what the next steps are.
- It was noted that 2431 needs drywall repairs. It is small enough to be cut without testing.
- SRG will keep an eye on parking in the fire zone.
- It was noted that Summit 2nd homes received a quote for carport drywall repairs that will cost about \$12k per section.
- The board wants SRG to investigate what can and cannot be hung on the exterior of units. (Decks)
- Brad noted that we should have screens installed on the stop of drains on the lower parking lot to prevent debris from getting in them.
- Deck railings- One has failed. The board wants SRG to investigate and get quotes to fix ASAP.

III. MANAGING AGENT'S REPORT

Armani Zangari presented the following manager's report.

- Replaced broken post on entry sign, reinstall concrete / new sign
- Routine maintenance occurring (light bulbs, pet waste bags, trash pickups)
- Leo's roofing repaired broken downspouts on decks and flush all debris
- Inspect crawl spaces for water shut offs for unit stacks
- Turn irrigation on for water spickets
- Turn off breakers for any working heat tape and non-functional
- Zip tie loose heat tape at the end of drain spouts.
- Property light bulb check (6 replaced)
- Weed spray lower parking lot

- Daily mechanical room checks
- Signs installed outside dumpsters explaining what can and can not be put in them
- BBQ notices posted on doors for the removal of all gas grills
- Check / clean laundry rooms

Administrative Management:

- SRG accounting preparing for July 1 take over
- Summit 2nd homes has June financials.
- SRG will post July Financials at the end of August.
- SRG will post all minutes to the website

IV. FINANCIAL REVIEW

SRG takes over the financials July 1 and will report on the end of July financials at the meeting that follows.

Balance sheet	
Operating.....	\$XXXX
Reserves Alpine.....	\$XXXX

Accounts Payable

- \$XXXX

Accounts Receivable

- \$XXXX

V. OLD BUSINESS

- Carport drywall repairs
- Governing Docs rewrite – Status update—It was noted that the new governing docs amendment has passed prepared by Altitude Law.
- Asbestos Tests – waiting for all reports from Summit 2nd Homes

VI. NEW BUSINESS

The following New Business items were discussed.

- A. Parking Passes were ordered 6/14
- B. TSH tree removal completed
- C. Deck railings reinforcement
- D. It was noted that the upper lot is due for seal coat in the next year or so.
- E. The sewer main line is due to be replaced within the next year.

VII. SET NEXT MEETING DATE

- A. SRG will pole the board via email to set the next BOD meeting.

VIII. ADJOURNMENT – 12:09pm

Approved: _____ Date: _____