



**Silver Queen East HOA  
Board Meeting Minutes**

**Date:** 9.2.25 5pm

**Location:** Via Zoom

**Call to Order**

The meeting was called to order at 5:04pm A quorum was confirmed.

**Attendees:**

**Summit Resort Group Present :** Armani Zangari

**Board Members Present:** Mark Changaris, Ashley Gionfriddo, Noelle Brownson, Kelly McGan, Chris Sandelli

**Guests:** Ed Storako of Excellent Construction LLC

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**Agenda Items**

**1. Approval of Previous Minutes**

- Previous meeting minutes were reviewed and approved.

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**2. Structural Assessment & Repair Needs**

- Ed Storako presented findings from his July 2025 inspection of building crawl spaces.
- Report identified **17–18 structural issues** (rot, water damage, improper cuts, and code violations).
- Estimated repair cost: **~\$17,000**.
- Discussion included:
  - Concern over unauthorized modifications by unit owners.
  - Potential **legal liability and recovery from responsible parties**.
  - Need for a clear **remodel approval process** including permits, before/after photos, and certificates of insurance.
- The board agreed:
  - SRG will forward Ed's full inspection report to all board members.
  - Ed will provide a detailed repair cost breakdown.
  - Ed to complete previously started work in Unit 2403.

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**3. Sewer Line Replacement Project**

- Bids reviewed:
  - Drew Diggs: \$21,288 (approved contractor)

- PSI: higher bid (not selected).
  - Project to be completed before winter due to flooding risk.
  - Board approved Drew Diggs for sewer line replacement.
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#### **4. Financial Report & Budget Discussion**

- July financial review:
    - Operating Account: **\$159,000**
    - Reserves: **\$171,000**
    - Accounts receivable to be reduced significantly in the coming months.
  - Budget review included:
    - Loan repayment of **\$66,000 annually** (\$5,500 principal).
    - Reserve contribution adjusted to **\$276,000** instead of \$342,000.
    - Surplus from current year: \$123,000.
  - Dues Increase Discussion:
    - 3% increase would be absolute minimum with out an operating loss.
    - Final decision deferred until next meeting.
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#### **5. Roof & Building Maintenance**

- Roof replacement timing discussed; one more year of life is possible.
  - Loan for past insurance premiums is still outstanding.
  - SRG to request roof quote from Mike Thurston.
  - Leo to inspect **heat tape and roof connections**.
  - Lighting: fluorescent fixtures in stairwells/posts to be replaced with LED.
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#### **6. Parking & Dumpster Concerns**

- Bear-proof dumpster replacement requested.
  - Parking enforcement discussed:
    - New signage to be installed higher to remain visible in snow.
  - Ice melt: larger flip-top containers to be ordered.
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#### **7. Building Cleaning**

- Power washing bid (\$2,300) postponed until spring.
  - Dripping garbage bags to be addressed at annual meeting.
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#### **8. Zone Valve Drain & Fill Operation**

- Scheduled for **September 16th**, expected duration: 5–6 hours.
  - Owners with seized valves encouraged to consider replacements (not mandatory).
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#### **Adjournment**

Meeting adjourned at 6:57pm