

SILVER QUEEN EAST HOA
BOARD OF DIRECTORS MEETING
September 3, 2024

I. CALL TO ORDER

The meeting was called to order at 4:09pm via zoom.
Board members in attendance include:

Noelle Brownson - Unit 2436
Mark Changaris – Unit 2441
Bradley Lehmkuhl – Unit 2434

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.

- Deck 2423 has been repaired by Leo's roofing
- Leo's Roofing will conduct full heat tape and roof inspection, as well as railings.
- Board agrees to go with 2spd Excavation for 24/25 plow services Mark 1st Noelle 2nd
- SRG will contact ACE sewer and drain to run a camera down main sewer line.
- It was noted that 2431 needs drywall repairs. It is small enough to be cut without testing.
- The parking situation has improved.
- It was noted that repair and maintenance is a large contributor to being over budget this far with \$27k of the \$35k in overages being related to this.

III. MANAGING AGENT'S REPORT

Armani Zangari presented the following manager's report.

- Routine maintenance occurring (light bulbs, pet waste bags, trash pickups)
- Deck 2423 has been repaired by Leo's Roofing; Leo will conduct a full deck inspection.
- CPW has come out to assist with bear issue on southside of the building, we have seen a decrease in bear activity since CPW assistance.
- All spindles on the rear of the building have been fixed on walkways.
- Both boilers need Glycol refill, A Bldg = 12% B Bldg = 3%
- Daily mechanical room checks.
- Approval of minutes from 6/17/24 meeting, Mark 1st Brad 2nd
- Check / clean laundry rooms
- The board voted and approved moving forward with a new insurance policy which will lower insurance annual premium significantly. 1st Noelle Mark 2nd
- The board does not know how this will affect dues yet.

Administrative Management:

- SRG accounting will post July financials to website
- SRG will post all approved 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.....	\$134,350
Reserves Alpine.....	\$172,134

Accounts Payable

- \$16,561

Accounts Receivable

- \$97,289

V. OLD BUSINESS

- Parking Passes were ordered 6/14 and went into effect 8/1.
- TSH tree removal completed.
- Deck Railings reinforcement
- The upper lot is due for crack seal / coat in the next year.

VI. NEW BUSINESS

The following New Business items were discussed.

- A. Main sewer line camera run with ACE sewer.
- B. Draft email discussing insurance change for all owners and what they will be required to review with their agents for interior policies.
- C. Full assessment of deck railings.
- D. Full assessment of heat tape.
- E. Roof Inspection – 3-5 years left on existing roof.

VII. SET NEXT MEETING DATE

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

VIII. ADJOURNMENT – 5:13pm

Approved: _____ Date: _____