

East Bay Condominium Association
Annual Meeting Minutes
June 27, 2009

The meeting was called to order at 10:10 a. m. in the East Bay Clubhouse.

Board Members Present were:

Lisa Rice, President, Unit 105
Dale Clack, Treasurer, Unit 212
John Morgan, Director, Unit 111
Gary Martz, Director, Unit 200

Owners Present were:

Bruce Rice, Unit 105	Robert and Carol Faust, Unit 106
Fred Skillern, Unit 107	Sylvia Morgan, Unit 111
Robert Watson, Unit 112	Gary Martz, Unit 200
Handler and Leslie Smith, Unit 201	Lyle Bourne, Unit 203
Edwin Woodroof, Unit 204	Jim and Astrid Force, Unit 208
Deanna Speer, Unit 209	Alan Cogen, Unit 210

Five owners were represented by proxy. A quorum was present.

Representing Summit Resort Group were Peter Schutz, Rob Carter and Deb Borel.

I. Proof of Notification/Proxy

Peter Schutz confirmed that notice of meeting was sent May 20, 2009.

II. Introductions

Each homeowner and representative of SRG introduced himself or herself.

III. Approve Minutes of Last Annual Meeting

Fred Skillern made a motion to approve the minutes from the July 12, 2008 Annual Meeting with 2 changes. Jim Force seconded and the motion passed.

Changes include:

1. Add Deanna Speer to those present last year.

2. Delete Section C. 1. – Completed Projects: Add: “a tree on the west end by Yacht Club”.

IV. Financial Report

Dale Clack- Board Treasurer presented the year end financial report. In 2008, several improvements were made to East Bay to maintain the property value. These improvements included, but are not limited to, clubhouse deck replacement, driveway patching and garage ceiling and garage repairs. He advised with these and other improvements, reserve balance is low and needs to be re-built for anticipated future projects. Dues were not increased in 2009, but there is an anticipated increase for 2010 to increase the reserve balance. The association ended the fiscal the 2008 year approximately \$5400 over budget in expenses primarily due to the expense of the major projects outlined by Dale.

A spreadsheet was presented to the owners as an outline of long-term projects / /anticipated costs and cash flow analysis. It represented the preliminary long term replacement plan for the East Bay complex. It will be e-mailed to all homeowners whose e-mail is on file at SRG. Homeowners are encouraged to provide feedback to Board and SRG regarding changes or modifications.

Government paybacks and financial savings for installing solar panels for clubhouse and hot water were discussed. Also, a possible roof rebate for using green a friendly qualified roofing material was suggested when the time comes to replace the roof.

Lyle Bourne asked about landscaping as part of the long-term improvement plan. Peter said that landscaping would be part of maintenance and not this spreadsheet. The Town of Dillon will put in drainage and a curb along Tenderfoot as part of this summer's project. Astrid Force has taken pictures of in front of East Bay before construction and will e-mail them to Peter in case there is any restoration needed when project is complete.

V. Managing Agent's Report

Peter Schutz presented homeowners with a summary of services provided by Summit Resort Group. He included a narrative, spreadsheet and a job description all part SRG's Property Management services. A detailed list of services in the areas of physical/fiscal/administrative was outlined in the material handed out.

Deanna Speer would like Summit Resort Group to send out a reminder to all Homeowners that dumping large items, i.e. couches, into dumpster is not permitted. If a homeowner would like a large item removed from the site, call SRG and one of our employees can haul it to the dump for a fee. SRG will follow up.

In an effort to add parking for their complex, the Association next door asked if East Bay would have a shared dumpster agreement. The East Bay Board of Directors unanimously agreed to decline their request.

In an effort to keep unwanted vehicles out of East Bay parking lots, SRG will coordinate issuing homeowners parking decals and temporary parking tags for guests and renters. SRG will advise all management companies, VRBO renting owners, etc.

VI. Old Business

A. Internet/Wireless Upgrade

Peter presented a proposal from Comcast regarding high speed internet and cable. After much discussion regarding options for internet, a motion was made to increase dues by the cost to add high speed internet to current digital cable plan. This dues increase would be \$15 per month plus fees and taxes. The motion was made by Handler Smith second by Jim Force. All but one owner were in favor and the motion carried. Peter will discuss with Comcast how long the price and service contract is fixed as well as a possible cap on the cost during the term of the contract. In addition, he will get tax and fee information and report this to the East Bay Board of Directors. The current agreement for bulk cable and rebroadcast of the internet will be cancelled when the new agreement goes into effect.

Ed Woodruff expressed concern that there was more emphasis placed on the internet expenses than on an effort to re-build the reserves. The building of reserve account process will begin in January 2010 with an increase in dues. The board will visit the concerns regarding the budget in the fall and will communicate with homeowners.

VII. New Business

A. Property Tax Increase

Discussed homeowner concern regarding Property Tax increase. Dale Clack explained the process that the County used to determine this increase, including time adjustment increase of 1.52% per month regardless of when the comparable

sale took place. Many homeowners protested their valuation. We must wait for the County to respond to individual protests.

B. Maintenance of Decks

A number of owners have not followed up on keeping decks stained and wood is rotting on at least one homeowner deck. It was unanimously agreed that all homeowners must repair and stain their deck by September 1, 2009 or SRG will have their maintenance personnel do the work and bill the homeowner accordingly.

C. Ice Build-Up on Sidewalk

The safety issue regarding water pooling on the north sidewalk creating ice in the winter was discussed. Bruce Rice suggested adding a French drain to that area with heat tape in the pipe. The Board will look at options to fix this issue and work with Bruce on a potential solution & cost.

D. Chimney Sweeping

Board will build this cost into the 2010 budget. The cost should be \$50 per unit.

E. Painting

Painting of railing tops will be completed next year. There is \$7,000 allocated for painting in next year's budget. It was also suggested that proper drainage of water from the roof could mitigate the build up of ice on these wood surfaces.

F. Garage Drain

Garage Drain needs to be cleaned out. Homeowners volunteered to do this at the work session which will follow the meeting.

G. Lights

SRG will set sensors on lights to come on earlier. Lisa will communicate with Rob where additional lights need to be re-placed. SRG will verify that it is still economic to use CFL when they burn out so frequently due to power surges.

H. Internet chat group. SRG agreed to again facilitate setting up a platform (Yahoo chat group) where owners can exchange thoughts/ideas/suggestions on matters pertaining to the Association.

