

East Bay Condominiums Association Board of Directors Meeting Minutes
4/20/2011

The meeting was called to order by President Lisa Rice at 12:00 pm. Additional board members present- Dale Clack, Gary Martz, Fred Skillern & John Morgan. A quorum was present. Peter Schutz and Kevin Lovett were present on behalf of Summit Resort Group.

- 1) The minutes of the December 15th, 2010 board meeting were reviewed. A motion was made by John Morgan, 2nd Lisa Rice to approve the minutes as written. The motion passed.
- 2) Dale Clack gave the financial report. He advised on current account balances and expenses vs. budget for the first quarter. Dale then went over the revised long range capitol plan distributed to the board members via e-mail prior to the meeting. Discussion followed. It was agreed that getting the professional opinion on the remaining life and potential repairs to the stucco is a very important item needed to evaluate improvement projects in the next 5-10 years. Peter advised that he has not been successful to date but will keep working on getting a professional recommendation. The cost and need for stucco repair will determine the potential for additional funding of the reserve accounts. The board will present the revised plan, along with a report on the stucco, at the annual meeting.
- 3) Old business. The decision on replacing the carpet in the clubhouse will again be done at the annual meeting. The board felt this may not be a priority reserve expense and repair options to traffic areas should be considered.
- 4) Maintenance items-
 - Bernie (SRG electrician) will be asked to install a light switch next to the boiler room door to control the lighting in the owner storage locker area.
 - Peter advised that the town would not take responsibility for repairs to the irrigation system along Tenderfoot Street. The improvements made by the association are in the town right of way.
 - A rain sensor in the irrigation system clock will not be pursued. It was agreed that they usually don't work effectively.
 - Peter reported on what may be causing the leaks in the garage ceiling. Tom Hill can check the overflow drains in the bathrooms in all units. The board agreed this would be a good idea.
 - Peter went over the proposal from Turner Morris on installing a gutter/ heat tape system on the North end of the roof to improve drainage. The bid also included rail caps with a metal product to improve wear/ tear and reduce maintenance. The board felt it would be more cost effective to pursue metal rail caps than install new gutters. Peter will follow up with Turner Morris.
- 5) New business-
 - Peter is working with a company that buys natural gas on the open market. If volume at East Bay is sufficient the Association could save ten percent or more on this expense.
 - Kevin from SRG will obtain bids n replacing the unit sliding glass doors. This would be a homeowner's expense. Once bids are received an e-mail will be sent to owners to determine interest.

- Discussion was held on the incident during the winter where a renter caused damage to an exterior deck; Kevin reported that the owner of the unit paid for the repairs. The board agreed that the East Bay house ruled should be updated to include a statement regarding owner responsibility for damage caused by renters.
- Gary mentioned damage to the retaining wall along the driveway caused by snowplowing. SRG will follow up.
- The annual meeting was scheduled for Saturday July 2nd, 2011 at 11:30 am. The owners work party will be scheduled for 8:30 am. Lunch will follow the annual meeting.

With no further business the meeting adjourned at 1:30 pm.