

East Bay Condominium Association  
Board Meeting Minutes  
May 12, 2016

- I. Call to Order – The meeting was called to order at 12:07 pm
- II. Roll Call / Quorum
  - A. Board members present in person were Fred Skillern, Paul Nakolan and Mary Ridge. Bob Watson and Alan Cogen were present via telephone. Representing Summit Resort Group were Deb Borel, Kevin Lovett and Peter Schutz. A quorum was present.
- III. Approval of Minutes from the last Board Meeting
  - A. The Board reviewed the meeting minutes from the March 5, 2015 Board meeting. Mary made a motion to approve the minutes as presented. Bob seconded and the motion carried.
  - B. The 2015 Annual meeting minutes were included in the meeting packet for reference.
- IV. Financial Report
  - A. Deb reported that as of March 31, 2016 close, the association had \$3,845.04 in Operating, \$24,769.38 in Reserves and \$36,919.32 in the Roof Replacement Reserve account.
  - B. All Owners are current with dues.
  - C. As of March 2016 close, the association is \$492.40 under budget in Operating expenses.
  - D. All reserve transfers have been made.
  - E. The association is collecting \$12,480 annually for reserves.
- V. Ratify Actions via Email
  - A. Fred discussed his recommendations for Bylaw revisions. The current ones were created in 1984 and may not have been formally adopted. He added that since the complex is older, there are statutes that are not applicable to East Bay.
  - B. Mary made a motion to ratify the following actions that were made via email since the last Board meeting:
    - i. 11/16/15 – 2016 Budget Approval
    - ii. 3/10/16 – Insurance Renewal with Farmers
    - iii. 3/10/16 – 2015 Tax Returns ApprovedAlan seconded and the motion carried.
- VI. Managing Agents Report
  - The first year of the roof special assessment has been billed and all Owners have paid. Two \$500 assessments are pending, payable this October and next.

- Finishing touches from the garage ceiling leak are complete.
- All Owners whose deck needed staining have complied.
- Purchased an additional kayak storage rack.
- Placed Recycle information on dumpster enclosure.
- Replaced several signs in hot tub area.
- Hot tub cover will be replaced. Kevin reported that new statute requires that hot tub chemicals and water levels be tested and recorded every 2 hours. A machine to monitor this will cost will be approximately \$5,000. SRG will provide East Bay more information when available. A combination lock will be placed on the gate to the hot tub and Owners will be provided with the code.
- There is a black car parked in the garage. Email will be sent to owners inquiring the ownership.

## VII. Old Business

- A. Comcast Update – Kevin explained that Comcast has not provided the formal re-wiring plan. It is anticipated the the new wiring would run on the lakeside of the building and could be placed in conduit. One jack per unit would be installed in the living room. Comcast reports that if the re-wire is expensive, the HOA will be asked to fund the project. Comcast will be asked to install the outlet on the fireplace side of the unit. Marketing for this project is way ahead of wiring team. SRG will continue to try to schedule a meeting with Comcast and their wiring team. Once scheduled, the Board will be informed in case they want to attend.
- B. House Rules Revisions – The Board reviewed two sets of House Rules with recommended changes from homeowner, Astrid Force. The Board will review both sets and get them to Fred by May 24. He will create a Word copy of the old documents and another copy with the Board recommended changes. A short list will be created with highlights of the complete list of Rules. The ARC guidelines will be added to the Rules. The Board will also review the Covenant and Rule Enforcement Policy. SRG will email the Board the necessary documents to review.
- C. Bylaws
  - i. The bylaws from 1984 are not signed.
  - ii. Fred pointed out that the bylaws do not address the recent legislative updates. He proposed adding the new required legislative information and approving the updated Bylaws at the next board meeting.
  - iii. Fred donated his services as President of the Board to update the Bylaws at no cost to the association.
  - iv. The Board will review the revised Bylaws and send suggestions to Fred. After the revisions are made, he will send a final set to the Board for review and approval.

VIII. New Business

- A. Clubhouse Updates – Deb presented bids to update the clubhouse. Al made the motion to hire Blue River Flooring for carpet in the clubhouse and Summit Color Service for painting of the walls in the bathrooms and clubhouse. In addition, a new couch (or two), bar stools and blinds will be purchased. Paul seconded and the motion carried. This remodel will be complete before the annual Owner meeting. A sub-committee from the Board will choose paint colors and carpet.
- B. Tree Spraying – Paul made a motion to accept the proposal to spray trees at East Bay. Bob seconded and the motion carried.
- C. Asphalt – The cost for crack fill, seal coat and re-stripe is estimated to be approximately \$1,700 – This project will be delayed until next year. SRG will obtain a bid to have the asphalt repaired where it is sinking.
- D. SRG will obtain a bid to paint the exterior hallways and stairwells
- E. Property Management Renewal – SRG will send this to the Board electronically for their review.
- F. HB1254 – Per Colorado Legislation, Summit Resort Group presented the annual Management Fee Disclosure to the Board.
- G. Annual Meeting – Pizza and salad will be served.

IX. Next Meeting Date

A meeting date will be held when necessary after all of the document changes have been made. SRG will poll the Board for dates.

X. Adjournment

Fred made a motion to adjourn at 1:43 pm. Paul seconded and the motion carried.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_