

East Bay Condominium Association
Board Meeting Minutes
May 25, 2018

- I. Call to Order – The meeting was called to order at 2:00 pm in the East Bay Clubhouse.

- II. Innovative Energy/ Solar System
Innovative Energy attended the meeting to present proposal options to install solar system at the complex. The systems would be installed on the roof and in conjunction with roof replacement. The systems would be of a “low profile” on the roof and able to withstand winds of up to 125 mph. An engineer would be necessary to assess and ensure that the roof could support the weight of the panels. The system would be designed to provide power to the common areas (common lighting, hot tub, mechanical system); the system would not provide power to individual units. Innovative Energy noted that ongoing maintenance with the systems once installed was minimal and there is a 10-year warranty on the panels and inverter and a 5-year labor warranty. Two proposals were presented for consideration and comparison of upfront costs vs. payback. Funding of the installation of the systems was discussed. It was noted that a special assessment would be necessary to fund the install and owners would realize a payback over time as future potential dues increases associated with utility costs would be less likely to occur. The Board agreed to discuss with Owners at the 2018 Annual Owner Meeting.

- III. Roll Call / Quorum
 - A. Board members present in person were Fred Skillern, Tanya Wagner and Bob Watson; Jay Hardesty attended by phone. Representing Summit Resort Group were Kevin Lovett and Bernie Romero. A quorum was present.

- IV. Approval of Minutes from the last Board Meeting
 - A. The Board reviewed the meeting minutes from the February 26, 2018 Board meeting. Bob made a motion to approve the minutes as presented, Tanya seconded and the motion carried.

- V. Financial Report
 - A. As of April 30, 2018 close, the Association had \$16,086 in Operating, \$10,638 in Reserves and \$70,082 in the Roof Replacement Reserve account.
 - B. April 30, 2018 close financials report year to date operating expenses are \$2932 under budget.
 - C. Major areas of expense variance were discussed.
 - D. All 2018 reserve transfers have been made.

- VI. Ratify Actions via Email
Tanya made a motion to approve the following actions via email that have taken place since the last Board meeting

3/18/18 – Annual Insurance renewal; approved

4/2/18 - Unit 208 Flooring replacement request; approved

Bob seconded and the motion carried.

VII. Managing Agents Report

The following Managing Agents report items were reviewed:

Completed items:

- Roof inspection; Turner Morris completed the roof inspection. There were no necessary maintenance items reported and the roof does not have to be replaced in 2018. The roof will be re-inspected in 2019.
- Roof drain repaired; A roof drain leaked and was repaired. No units were damaged during the drain leak. Damage did occur to the garage ceiling. The garage ceiling repair is pending.
- Fire extinguisher inspection; the Annual Fire Extinguisher inspection was completed.
- Clubhouse barstools; Four clubhouse barstools were purchased and placed in the clubhouse.

Pending item:

- Tree trimming; Tree trimming is pending.

Report item:

- Lightbulb replacement; It was noted that a sign-up sheet will be available at the meeting for those Owners wishing to take part in the program.

VIII. Old Business

The following Old Business items were discussed:

- A. Solar; As discussed above, the Board agreed to discuss the solar install options with Owners at the 2018 Annual Owner Meeting.
- B. Roof replacement; As discussed above, it was noted that roof replacement is not necessary in 2018 and the roof will be re-inspected in 2019.
- C. Tree Trimming/ Removal; The Board walked the lakeside of the property and noted trees to be removed. The Board agreed to remove a clump of Aspens on the south edge of the property, “from the tree stake to the lake”. The Board also agreed to remove the pine tree in the center of the back lawn.
- D. Tree plantings; In conjunction with the tree removal, the Board agreed to plant some “dwarf trees” on the lakeside of the building. Exact locations to be determined.

IX. New Business

The following New Business items were discussed:

- A. Unit to Unit Noise; The Board discussed “unit to unit noise”. It was noted that some unit to unit noise is common in multiple unit complexes. Additionally, there is a rule currently in place that addresses flooring replacement. Owners wishing to replace the floor coverings in their unit are required to submit request to the Board of Directors and received

approval prior to completing the installation. SRG will hire a contractor to investigate units as necessary to view existing condition and make recommendations (along with cost) to remedy instances of floor noise.

- B. Hot tub deck Staining; SRG will see that the hot tub deck is stained.
- C. Annual Owner Meeting; the 2018 Annual Owner Meeting is scheduled for Saturday June 30, 2018. The meeting is planned to start at 11:00 and will be preceded by the Annual Owner Work session which will begin at 9:00 am. The Annual Owner picnic will follow the meeting and the Board agreed to serve pizza and salad.

X. Next Meeting Date

The next meeting will be following the 2018 Annual Owner Meeting to elect officers.

XI. Adjournment

At 3:09 p.m., the meeting was adjourned.

Approved by: _____ Date: _____