

East Bay Condominium Association  
Board Meeting Minutes  
June 13, 2017

- I. Call to Order – The meeting was called to order at 9:00 am at the office of Summit Resort Group.
- II. Roll Call / Quorum
  - A. Board members present were Fred Skillern, Alan Cogen, Bob Watson, Lisa Rice and Jay Hardesty. Representing Summit Resort Group were Deb Borel and Kevin Lovett. A quorum was present.
- III. Approval of Minutes from the last Board Meeting
  - A. The Board reviewed the meeting minutes from the April 11, 2017 Board meeting. Fred made a motion to approve the minutes as presented. Lisa seconded and the motion carried.
- IV. Financial Report
  - A. As of April 30, 2017 close, the Association had \$7,776.10 in Operating, \$15,279.22 in Reserves and \$55,193.96 in the Roof Replacement Reserve account.
  - B. All Owners are current with dues and some have prepaid.
  - C. As of April close, the association is \$833.65 over budget in Operating expenses.
  - D. The Board discussed the major areas of variance. It was noted that Comcast has been over-billing the HOA for several months. SRG has talked to Comcast and a credit has been issued.
  - E. All reserve transfers have been made.
- V. Ratify Actions via Email
  - A. There have been no actions via email since the last board meeting.
- VI. Managing Agents Report
  - Gutter cleaning is complete
  - Fire safety inspections are complete
  - Garage ceiling repair is complete
  - Sagging fascia on the lake side of the building has been repaired
  - Concrete work at garage entrance is complete. When the concrete was removed, it was apparent that the snow melt system was leaking, so most of the piping needed to be replaced. Since the system had to be drained, there is no Glycol in the snow melt system. This will need to be added prior to winter. There is no estimated cost for this.
  - House Rules revisions are complete and have been placed on the website
  - Clubhouse Rules revisions are complete and a sign has been posted at the hot tub.
  - Trees and lawn have been sprayed for insects and weeds

- Units 110 and 210 were repaired from a roof leak. The roof leak was investigated and repairs were necessary.
- The concrete stairs on the parking lot side of the building will be replaced.
- Stucco replacement bid for reserve plan is pending
- Asphalt work is pending

VII. Old Business

- A. Asphalt Crack Fill and Seal Coat – The Board reviewed a bid for asphalt crack fill, seal coat and re-stripe. They agreed that the work would be completed before the annual meeting.
- B. Solar – SRG presented bids for adding solar to East Bay. Jay and Fred will meet to discuss this further, and over the next year, information will be gathered. This will be placed on the agenda for the annual meeting.
- C. Painting – With other expenses this year, painting will be postponed until next year.
- D. Boiler Room – There is a considerable amount of work that needs to be done in the boiler room, totaling approximately \$10,000. At the annual meeting, the board will discuss a special assessment of \$500 per unit due in August. They roof special assessment of \$500 that is currently due in October will be moved to February 2018.
- E. Heat Tape in Garage – There is heat tape in the drainage system that runs through the garage that needs to be replaced. The drainage pipes will be cleaned out to remove the debris, then the heat tape will be placed.

VIII. New Business

- A. The Board reviewed the 2017 annual meeting packet. After discussion, it was agreed that Dickey's BBQ would be served this year. Lisa will supply the water, soda and paper products, and Fred will buy the beer.
- B. The Board discussed Christmas lights hanging outside of units. Christmas lights may only remain up from November 15 through February 28. The Rules will be changed to reflect this new rule and they will be distributed to owners via email. This will be adopted by the Board via email.

IX. Next Meeting Date

The Board will meet after the annual meeting to elect officers.

X. Adjournment

Fred made a motion to adjourn at 10:07. Jay seconded and the motion carried.

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