

East Bay Condominium Association
Board Meeting Minutes
August 3, 2016

- I. Call to Order – The meeting was called to order at 9:32 am
- II. Roll Call / Quorum
 - A. Board members present via telephone were Fred Skillern, Lisa Rice, Bob Watson, and Jay Hardesty. Representing Summit Resort Group was Deb Borel. A quorum was present.
- III. Election of Officers

The Board discussed the offices of President and Secretary / Treasurer. Lisa made a motion to appoint Fred Skillern as President. Jay seconded and the motion carried. Bob made a motion to appoint Jay Hardesty as Secretary / Treasurer. Lisa seconded and the motion carried.
- IV. Approval of Minutes from the last Board Meeting
 - A. The Board reviewed the meeting minutes from the May 12, 2016 Board meeting. Lisa made a motion to approve the minutes as presented. Jay seconded and the motion carried.
 - B. The 2016 Annual meeting minutes were included in the meeting packet for reference.
- V. Financial Report
 - A. Deb reported that as of June 30, 2016 close, the Association had \$10,127.42 in Operating, \$18,129.74 in Reserves and \$38,133.29 in the Roof Replacement Reserve account.
 - B. All Owners are current with dues.
 - C. As of June 2016 close, the association is \$2,635.07 under budget in Operating expenses.
 - D. All reserve transfers have been made.
- VI. Ratify Actions via Email

There have been no Board actions via email since the last meeting.
- VII. Managing Agents Report
 - Comcast installation is complete and went smoothly.
 - Owners requiring deck staining have either scheduled to have it done, or have completed it.
 - Tree spraying is complete.
 - Fred has made final revisions to the Bylaws and will be sending them to the Board via email and SRG after this meeting. In a week, if SRG has

not received Board comments for recommended changes, they will be emailed and US mailed to Owners, and placed on the website.

- House Rules final editing is pending.
- Clubhouse Rules are pending. The Board reviewed the recommended signage from Farmers Insurance loss control.
- Fireplace inspections are pending.
- Stucco replacement bids are pending.
- Removal of trees that are hitting the building is pending. SRG will meet with a tree specialist to determine whether the trees should be trimmed or removed. SRG will obtain a bid for the removal or trimming, whichever is recommended. In addition, SRG will get a bid to top the tree blocking unit 201 views.
- Bid to repair asphalt as you enter the garage is pending – This bid will be passed along to the Board when received.

VIII. Old Business

- A. House Rules Revisions – Astrid has made some changes to the House Rules. Final edited copy will be sent to the Board for review via email.

IX. New Business

- A. Boiler Room work – Per the Department of Labor, the expansion tank in the boiler room needs to be replaced. Cost is \$1,700. SRG will have All Phases Plumbing and Heating replace this.
- B. Hallway Painting – The Board reviewed two bids for hallway painting at East Bay. Bob made a motion to approve Summit Color Service to paint the stairwells and hallways. Jay seconded and the motion carried.
- C. SRG will paint yellow at the ramp in the garage leading to the clubhouse and across from the clubhouse on the other ramp.

X. Next Meeting Date

The Board will meet in December or January at Fred's office in Denver. SRG will poll the Board in mid-November for a date.

XI. Adjournment

Fred made a motion to adjourn at 10:17 am. Lisa seconded and the motion carried.

Approved by: _____ Date: _____