

EAST QUARTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, July 17, 2024

Present: Board members present were: Bil Haring, Juanita Hembree, Katy Sathers

Excused: N/A

Call To Order: The meeting was called to order at 5:20 PM

Minutes From Previous Meeting:

- Meeting minutes for the June meeting were approved

Committee Reports: None

Property Management Report: None

Unfinished Business:

- Roof repairs:
 - Board will continue to contact Snow's and Randall at American Roofing to get remaining costs for Units 202, 203, 206, 217, and 218. Snow's does not have them on file.
 - American Roofing provided the Board and Snow's estimates for repairing a total of 6 areas (units and stairwells that have experienced leaks the last 3 Winters) of \$36,795 which Snow's passed on to the Board. There are an additional 5 units (202, 203, 206, 217, and 218) that American Roofing says have been approved but the Board has not seen the estimates and has not been asked to approve those repairs.
 - Board wants to move forward with American Roofing in order to complete the work before Winter but needs the missing repair estimates.
- Deck inspections / repair:
 - Structural engineer was onsite 6/25/2024 and did a thorough inspection, including taking measurements of the decks and pictures. Board is waiting for a report, and will follow-up with Titan who contracted with engineer.
 - Board approved engaging the structural engineer in June, to survey the decks for replacement for \$800 for the onsite inspection. A different company proposed \$550 per deck, for inspections.
 - Replacement is likely to occur in 2025, due to the lead times required to get bids and gain Municipality approval.
- Boiler repairs:
 - Mountain Mechanical originally estimated repairs at \$1,135 that they could do immediately and \$4,000 - \$7,000 later / after Winter 2023/24 season, as detailed in an email from Snow's on 1/17/2024.
 - Further Boiler problems have led to an updated proposal of \$43,450 (email dated 4/19/2024 to Snow's) from Mountain Mechanical.
 - Snow's contacted Discount Mechanical for an alternate inspection and proposal for the boilers. Board will follow-up to see if the quoted repairs are needed or if there are alternatives to the high cost.
- Garage clean-up:
 - Residents did a great job cleaning up their parking spots and removing hazardous items and clutter; Bruce Roberts was engaged to remove remaining items on 7/8/2024.
 - Garage sweeping was completed 7/16/2024 by Johnson Floor Care, except 2 areas where vehicles could not be moved.
 - Gray water flushing was rescheduled for 7/24/2024 because the contractor arrived before the time they scheduled and not all cars had been removed.

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- Security cameras:
 - A Plus Security installed new cameras and repaired or replaced the broken ones on 6/18 and 6/24/2024. It appears some of the new cameras have not been connected or are not working. While working on site, A Plus noticed that one of the monitors used for viewing the cameras online was no longer working and would shut down 5 seconds after being turned on. Board will check into getting a new monitor.
 - The Board previously approved the installation of a front door camera and a south garage door camera (quoted cost \$2,967), and approved an upgrade for the front door area, to add a second camera that would provide 180 degree visibility to the front parking lot.
- Front door security system: Board is waiting for Snow's to provide an updated list of owners and renters, in order to add everyone to the entry system.
- Landscaping for area where trees were downed last October: received two bids around \$20,000+. Board asked if the cost could be reduced by eliminating some of the requested items, but decided that the cost was still too high, so landscaping won't be done. The Board plans to provide some plants for the steep, sloping hill area.

Reports:

- Board discussed the recent check run from Snow's and approved payments of all but two vendors. Window cleaning was stated at a lower cost and confirmed by the company's owner, Board will follow-up with Snow's. An invoice for camera repairs was included in the check run, but the cameras are not all working (flashing camera) or connected yet (south garage door). All other checks were approved.

New Business:

- The Board discussed amending the House Rules, based on the recent difficulties getting all vehicles out of the garage for annual cleaning. It is crucial for all vehicles to be able to be moved in case of emergencies and for garage maintenance. The Board approved adding an item to the House Rules to state that all vehicles must be maintained so they are operable and movable at all times. House Rules will be updated.
- Future Board discussions will be held related to:
 - Repair of front entry area sign that is broken
 - Gutters and gutter cleaning, which have not been done for several years, and which can be a cause of ice damming on the roof
 - Repair of the north garage door (deferred because it is operational, although damaged)
 - Touch-up paint for the hallways

Announcements: None

Next Meeting: The next Board meeting will be Wednesday, August 21, at 5:00 PM.

Adjourned: The meeting was adjourned at 6:10 PM.