

EAST QUARTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, October 16, 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 5:13 PM

Minutes From Previous Meeting:

- Meeting minutes for the September meeting were approved

Committee Reports: None

Property Management Report:

- Snow's current East Quarter association manager, Sage, is moving out of Anchorage and we will have a new manager, Holly.
- Board will request a meeting with Snow's to discuss and request the Budget for 2025.
- Board will follow-up with Snow's on the request that Reserves be used to pay for south garage door replacement, which was previously requested but not yet done.
- Board will request reallocation of Reserve accounts to the Roof Reserve, to pay for the roof repairs underway.

Unfinished Business:

- Roof repairs:
 - The Board approved all estimates received from America Roofing which currently total \$63,595; estimates are still needed for Units 205, 206, and 220.
 - American Roofing has started work on approved repairs.
 - Funds must be reallocated from other Reserve accounts to pay for roof repairs.
- Deck inspections / repair:
 - Board has been informed that the structural engineer who prepared a high-level report on deck repairs needed is no longer with the firm she was with; we have been having difficulty getting responses from our contact, Alex, at Titan Sitework Contracting. Board agreed that we need to find other companies to pursue deck replacement for Summer 2025.
 - Board will contact the Municipality to get an understanding of the approval process and timeframes involved.
 - Board will discuss with Snow's that we want to provide a financing option similar to what was done in 2006, allowing owners to make payments rather than pay up-front for repairs / replacements.
- Boiler repairs:
 - Critical Boiler work has been completed by Discount Mechanical. Future work will be done on an as-needed basis (previously estimated by Mountain Mechanical as \$43,450 in email dated 4/19/2024 to Snow's from Mountain Mechanical).
- Repair / movement of "The East Quarter" sign that was broken: work was completed by Julio's Fixit Company.
- Board previously discussed and approved replacing the rotting hand rails along the front entry paths, and approved engaging Julio's Fix-It to replace 180 linear feet of railing, to include painting, proposed at \$4,200. Julio's Fix-It completed the work, and cut the posts to the correct height to comply with ADA requirements at no additional cost.
- Security cameras:
 - Board will contact Snow's to follow-up with A Plus Security and schedule a date to complete the work that hasn't been done.

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- A Plus Security installed new cameras and repaired or replaced the broken ones on 6/18 and 6/24/2024. Some of the new cameras have not been connected or are not working. While working on site, A Plus noticed that one of the computer monitors used for viewing 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.

Reports: None

New Business:

- Board will request that Snow's get an estimate and proposal for inside entry door painting, stairwell painting, and touch-up painting. Board will request a separate / alternate proposal for painting all hallway walls as well as the stairwells and inside entry doors.
- Board to request an estimate from Julio's Fix-It for concrete work to prevent flooding on the garage level in the southeast stairwell (by parking spot 28) from melting snow. This area was covered by several inches of snow last Winter.
- 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, but because there is no electronic copy, they must be retyped completely.
- Future Board discussions will be held related to:
 - 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)

Announcements: None

Next Meeting: The next Board meeting will be Wednesday, November 20, at 5:00 PM.

Adjourned: The meeting was adjourned at 6:25 PM.