

MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION

January 9th, 2015

I. Call to Order

At a meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 4:00 pm on Friday, January 9th, 2015. Present in person were Dale Hill and Melissa Barrett. Present via telephone were Jim Sebben, Tim Aylott, and Nancy Gardner. Kevin Lovett, and Michael Kellett were present in office, from Summit Resort Group. A quorum was present.

II. Owners Forum

Notice of meeting was posted on the website. No owners, other than Board members, were present.

III. Review and Approve Minutes from the October 25th, 2014 Board Meeting

Tim Aylott noted one change to Section VIII, “accordance to” changed to “accordance with”. Dale Hill made a motion to approve the minutes from the October 25th, 2014 Board meeting, incorporating the change noted; Jim Sebben seconded and the motion carried.

IV. Financials

The Board and Management reviewed financials as follows:

Financial Report as of December 31st, 2014

- December 31st, 2014 close financials report that the association has \$6,935.86 in Operating and \$58,922.31 in Reserves.
- December financials report \$643 over budget in YTD financials.
- All reserve contributions are current.
- All special assessments are current.

Areas of major expense variance were reviewed to include:

- 501- Management fee- \$2,000 under budget
- 502- Gas -\$2,592 under budget
- 515- Building maintenance- \$2,481 over budget; expense line items associated with this account line item overage include:\$1,692 D.R. Custom painting, Stucco repairs. \$713 New pool gate locks.
- 516- Boiler Heat Repairs and Maintenance- \$,1618 over budget; expense line items associated with this account line item overage include; \$2,500 winter start-up maintenance, \$1,400 zone valves.
- 530- Grounds maintenance- \$4,782 over budget; expense line items associated with this account line item overage include: (\$2,180 tree topping and mulching service, \$600 spring boat pull out, \$800 Voles mitigation service)
- 570- Property taxes- \$1,430 under budget
- 635- Contingency- \$2,172 under budget
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V. Managing Agents Report

SRG presented the following managing agents report items:

Completed Items

- Repair metal stair tread from upper lot to boat lot
- Siding “draft prevention” work bracket

- Heat tape added to end of new boat lot drain.

Report Items

- Unit 105 pipe leak, freeze up, and bad solder joint, has been repaired.

Pending Items

- Stair treads to laundry rooms. Summer 2015 replacement.
- The Board discussed options for sealing area behind baseboard heaters in the street side bedrooms to prevent cold draft from intruding and freezing baseboard heater lines. SRG will complete sealing.

VI. Ratify Actions Via Email

Jim made a motion to approve the following actions approved via email:

- 11-7-14 Unit 142 remodel request approved
- 11-14-14 Final payment to Engineer approved
- 1-5-15 Site manager permitted to have dog as long as deposit given

Tim seconded and the motion carried.

VII. Summer 2015 projects

The following items were discussed at possible projects to be completed in 2015.

-Gutter/ heat tape allowance \$1000 (to be completed only if necessary)

-Painting/ siding repairs 42,000 allowance

Bids received to date for each project include:

Buildings painted in full:

Summit Color Service \$41,220

DR Custom \$48,500

Lakeside of 3 buildings, blue only:

Summit Color Service \$9650

DR Custom \$16,500

Unit Deck railing tops:

Summit Color Service \$2550

DR Custom \$5800

Boat storage area fence:

Summit Color Service \$1800

DR Custom \$4100

Parking area wall:

Summit color Service \$1100

Deck spindles:

SRG to obtain cost estimates to paint deck spindles

It was noted that pressure washing will be done to clean the eave areas of the buildings as opposed to painting, as this will not disturb the Bird-X. It was also noted that if shed siding panels show signs of deterioration, replacements may need to be done before painting. SRG will investigate.

-Deck structure allowance \$2500 (to be completed only if deck structural repair found)

-Pool area gate repair allowance, \$2000 (to be completed only if repair necessary)

-Boiler mechanical allowance, \$5500 (to be completed only if necessary)

-Boiler flue camera inspection, \$600; this will be scheduled to take place this Spring.

-Asphalt repairs, lower South building parking lot – SRG will obtain pricing to resurface the parking lot.

-Hot tub surface- SRG will obtain proposals to resurface the hot tub.

VIII. Old Business

There were no old business items to discuss.

IX. New Business

- The light in the hot-tub is loose and is not working. SRG will investigate and coordinate repairs.
- There are cracks on the north side retaining wall. SRG will investigate.
- A thorough walk of the property will be conducted with Tyler. Areas of emphasis will be discussed and implemented into Tyler's routine services of the Anchorage West property.

X. Next Meeting Date

The next meeting will be the Board of Directors meeting scheduled for April. Kevin will email the Board in March to set date /time for the meeting to be held.

XI. Adjournment

At 4:50 pm, Dale Hill made a motion to adjourn. Jim seconded and the motion carried.

Approved by: _____
Board Member Approval

Date