

**Anchorage West Condominium Association
Board Meeting
March 7, 2025 1:00 PM**

MINUTES

I. Call to order

- a. The meeting was called to order at 3:30 pm
- b. Meeting attendees included:
 - Melissa Barrett, Vice President #84
 - Angela Falco, Director #104
 - Bruce Douglas, Treasurer #91
 - Tim Aylott, Secretary #106
 - Terry Barrett, Owner #85
 - Kevin Lovett, SRG
 - David Lahn, SRG
 - Jim Sebben
 - Douglas McCartney (Doug), 3060 LLC
- c. Quorum was achieved

II. Review and Approve Meeting Minutes

A motion to approve the 07/20/2024 Board of Directors meeting minutes was made by Melissa. The motion was seconded by Tim and the motion carried.

III. Hot Tub Planning Presentation

Douglas McCartney presented a status update and construction plan on the Hot Tub Replacement Project:

The Pool and Hot Tub mechanical equipment is located inside the mechanical room at building #61 - #86. To conduct the install a trench will be required to access the pipes as they exit the front of #61 - #86 and run along the sidewalk/grass to the south entrance gate of the pool. In addition to the trench, there will be construction work at the location of the hot tub during the installation that may impact the enjoyment of the pool somewhat.

The Board weighed the pros and cons of starting work as soon as possible vs delaying construction until mid-August. The primary factor is the potential for disruption of the pool area and access to units during peak summer 2025 vs. the risk of starting in fall 2025 and having the project not completed before winter starts.

Douglas McCartney confirmed that while the hot tub shell is imported from Canada we are able to order it today and have it received and in storage for installation before any potential Tariffs take effect in April.

Doug confirmed that it would be feasible to have the pool open during some parts of construction by using the entrance closest to Lake Dillon.

The board decided by acclamation to have the installation start as soon as possible and to order the hot tub shell now to avoid any potential Tariffs.

The board directed SRG to distribute information to owners as it becomes available, especially regarding pool closures and any impacts to access to units #61 - #86.

The board directed SRG to provide updated total cost information to the board and owners as soon as possible to provide notice of the exact dollar amount per unit of the anticipated special assessment for the project.

Douglas McCartney disclosed that he recently purchased Jim's unit #63

IV. Ratify Board actions via email

- A. 10/31/2024 Corporate Transparency Act Filing
- B. 10/8/2024 Collection Policy Change Approval
- C. 8/23/2024 EJ Snow Removal Approval

Angela made a motion to ratify the actions via email items A,B,C. The motion was seconded by Tim and the motion carried.

V. Board Member Vacancy

Due to the recent sale and close of Jim Sebben's unit Jim had to vacate his Board member position.

Angela Falco moved to appoint owner Terry Barrett to fill the remainder of Jim's term until the annual meeting in 2026 where the position would be up for regular election. Bruce Douglas seconded the motion. The Board held a vote and the motion passed unanimously with Melissa, Angela, Bruce, and Tim voting yes.

Terry Barrett accepted the appointment.

Bruce Douglas moved to appoint Melissa Barrett to the office of President. Tim Aylott seconded the motion. The motion passed unanimously by acclamation

Melissa Barrett moved to appoint Angela Falco to the office of Vice-President. Bruce Douglas seconded the motion. The motion passed unanimously by acclamation

VI. Financials

January 31, 2025 Year to Date Financials

\$16,920 Operating account balance

\$28,680 Reserve balance

P&L \$244,530 Year to date operating expense vs. budget of
\$249,027 (\$4,497 under budget)

| | |
|-------------------------------------|-----------------------|
| 502 · Gas Expense | \$4,898 under budget |
| 504 · Water & Sewer Expense | \$5,386 under budget |
| 515 · Building Maintenance | \$8,155 over budget |
| 516 · Boiler & Heat Repairs & Maint | \$3,100 under budget. |

Building Maintenance was over budget due to 2024 fireplace chimney inspections and cleaning. The Board directed SRG to rebill this expense to owners, as has been established precedent, that used the service as not all units have active fireplaces that require the annual inspection and cleaning.

SRG presented the 2025-2026 proposed operating budget.

The proposed budget reflected a 5% year over year increase with the primary driver for expenses being HOA insurance premiums.

The Board directed SRG to review the TV and Internet contract as it comes up for renewal for a potential item for expense savings.

The Board moved to accept the proposed 2025-2026 budget as presented with dues of \$695 per unit per month.

VII. Old Business

Normally Open Zone Valves / Thermostats

The thermostats that have been in-use at Anchorage West that are compatible with the normally open zone valves are no longer available for purchase. SRG has ordered some thermostats recommended by the zone valve manufacturer to arrive in late March and test with a unit. With the results of this test SRG will provide a notice to owner's regarding compatible thermostats and procedures for conducting work on in-unit heating systems at Anchorage West.

VIII. New Business

The 4/1/2025 – 4/1/2026 insurance renewal proposal was discussed. Melissa moved to accept the insurance renewal as presented. Terry

seconded the motion and the motion passed by acclamation.

Melissa moved to accept the new open flame and barbecue rules as required by the insurance carrier for the 2025-2026 renewal, as presented. Bruce seconded the motion and the motion passed by acclamation.

IX. Next Meeting Date

The next Anchorage West Association Board Meeting date is TBD with a Board property walk tentatively scheduled for May.

The next Anchorage West Association Annual Owner Meeting is scheduled for July 19, 2025 at 9:00 a.m. via zoom.

X. Adjourn

The meeting was adjourned at 2:25pm