

MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION

February 9, 2021

I. Call to Order

At a meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 12:00 noon on Tuesday, February 9, 2021, present via zoom were Melissa Barrett, Jim Sebben, Tim Aylott, Tony Scalise and Bruce Douglas. Kevin Lovett from Summit Resort Group attended. A quorum was present.

II. Owners Forum

Notice of the meeting was posted on the website.

There were no Owners other than Board members present.

III. Review and Approve Minutes from the September 14, 2020 Board Meeting

Upon review, Melissa made a motion to approve the minutes from September 14, 2020 Board meeting. Bruce seconds and the motion carried.

IV. Financials

The Board and Management reviewed financials as follows:

Year to Date Financials;

December 31, 2020 close financials report \$9,494 in the Operating Account and \$37,865 in the Reserve Account.

December financials report year to date operating expenses are \$489 over budget year to date.

2021-22 Operating Budget;

The preliminary 2021-22 Operating Budget was presented. Initial calculations do not call for an increase to dues. However, gas pricing for the upcoming year remains under study as the gas provider reports that a 30% increase in gas pricing is likely. SRG will pursue further investigations.

V. Ratify Actions Via Email

Jim moved to ratify the following actions completed via email:

1-11-20 Unit 71 dryer vent; under discussion

9-19-20 Midtown fireplace clean; approved

Melissa seconds and the motion passed.

VI. Managing Agents Report

The following items were discussed under the managers' report:

Completed items; The following item was reported on as complete:

-Kayak rack installs; additional wall hanging kayak racks as well as a kayak cage rack have been installed

Pending items; The following pending items were reviewed:

- Insurance renewal; the insurance renewal proposal is pending and will be sent to the Board as soon as it is received.
- Dryer repair; a dryer in the lower south building remains out of order. CSC Serviceworks has been contacted numerous times to repair.

Discussion items; The following discussion items were reviewed:

- HB 1254; The annual required management fee disclosure was presented.
- Conflict of Interest policy review; The Board reviewed the Conflict-of-Interest policy.
- Annual Disclosure; It was noted that the Annual Required HOA Disclosure is completed by way of notice of all HOA documents online at the Association website; notice of this website is mailed to owners with both the annual owner meeting notice and the post annual meeting minute mailer.

VII. Old Business

The following Old Business item was discussed:

A. Unit Fireplace Flues; Josh from Midtown Chimney of the Rockies joined the meeting for discussion and Q & A. Josh completed the inspection and cleaning of most unit fireplace flues this past fall. General conditions of the fireplaces, flues and chimneys were discussed. Midtown will prepare a proposal stating cost for 1st floor, 2nd floor and 3rd floor PCR Treatments (to clear creosote buildup), and options for electric inserts, wood burning inserts (with 3 insert options) and heat shield liner installations.

The Board discussed project proceedings. Melissa moved to require all units address their unit fireplace flues with one of the options (electric insert, wood burning insert or heat shield) by September 2021; Bruce seconds and the motion passed. Jim moved to have the HOA “host” the project to ensure all units are addressed properly with each unit being assessed the cost necessary to address their unit; Tony seconds and the motion passed.

The Board agreed to proceed with the following program.

- An email will be sent to each unit individually stating repairs needed and outlining cost options.
- Some units will need to have a PCR Treatment completed to remove Creosote prior to installation of a wood burning insert or the Heat Shield liner.
- Every Unit is required to address their fireplace flue with the exception of those units that have already addressed their fireplace flue (with either an electric insert or a wood burning insert).
- By default, each unit will receive a Heat Shield liner; however, each unit will have the option of proceeding with either an electric insert or a wood burning insert in place of the Heat Shield liner if they choose.
- If an Owner wishes to proceed with electric insert or wood burning insert, they will be required to “place the order” by a defined date (date is TBD). If the Owner does not place an order for an electric or wood burning insert by the defined date, the Heat Shield liner will be installed in their unit.
- Each unit will be billed the cost to complete the necessary work in their unit.

The Board will meet to discuss further as soon as Midtown delivers pricing info.

VIII. New Business

The following New Business items were discussed:

A. Projects; The Board discussed 2021 planned projects. It was noted that carpet will be cleaned in 2021 and carpet replacement moved out at least to 2022. State regulations will be monitored to determine if they allow opening of the pool and hot tub. Trees will be viewed for possible trimming.

B. 2021 Annual Owner Meeting; The 2021 Annual Owner Meeting is scheduled for July 17, 2021 at 9:00 am. The meeting will likely be held via zoom.

C. Comcast TV and Internet Renewal; The Comcast Bulk TV and Internet agreement is up for renewal this coming September 2021. The renewal proposal was reviewed. Upon review, the Board agreed to proceed with the renewal with Comcast.

D. Unit 71 Dryer Vent; The Board discussed the request from Unit 71 to install a dryer venting to the outside of the unit. Upon discussion, the majority of the Board voted to deny the request.

IX. Next Meeting Date

The Next Board of Directors meeting date will be set once proposal from Midtown has been received.

X. Adjournment

At 2:11 pm, the meeting was adjourned.

Approved: 5-7-21