

MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION

May 7, 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 9:00 am on Friday, May 7, 2021, present via zoom were Melissa Barrett, Jim Sebben 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 February 9, 2021 Board Meeting

Upon review, Jim made a motion to approve the minutes from February 9, 2021 Board meeting. Bruce's seconds and the motion carried.

IV. Financials

The Board and Management reviewed financials as follows:

Year to Date Financials;

March 31, 2021 close financials report \$10,561 in the Operating Account and \$41,883 in the Reserve Account.

March financials report year to date operating expenses are \$305 over budget year to date.

2021-22 Operating Budget;

The preliminary 2021-22 Operating Budget was presented. There is no change to dues proposed. It was noted that gas costs could exceed budget, this will be monitored and if lock in gas rates become favorable, discussions will take place to consider locking in. It was noted that funds in the contingency expense line item could be used to cover gas expense overages. Upon discussion, the Board approved the budget with no change to dues for presentation to the Owners and ratification at the 2021 Annual Owner Meeting.

V. Ratify Actions Via Email

Jim moved to ratify the following actions completed via email:

4-16-21 unit 65 proceeding with electric fireplace insert with their own company, approved

3-15-21 unit 85 remodel request, approved

2-22-21 Comcast agreement renewal, approved

Melissa's 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:

-Comcast renewal agreement executed

- Insurance renewal complete
- Dryer repair complete
- Site manager transition

VII. Old Business

The following Old Business item was discussed:

A. Unit Fireplace Flues; the unit fireplace flue project was discussed. It was noted that all Owners have placed their orders with the exception of 2 units and those 2 units are working directly with Midtown Fireplace. Owners have been invoiced for 75% of their anticipated total cost with payments due June 1, 2021. Midtown is working to determine schedule; once known, Owners will be notified.

B. Projects 2021; projects planned for 2021 were discussed and include:

- Pool opening, scheduled to be open prior to Father's Day weekend
- Hot tub resurface; hot tub resurfacing is scheduled to take place in May. The hot tub will be opened up for use as soon as resurfacing is complete.
- Landscape start up to include clean up, bush trimming and retaining wall block repairs as needed will take place.
- Carpet cleaning; carpet cleaning will take place in June.
- Drain pan clean out, ensure draining; the new drain pan under the metal stairs collects dirt and debris and will be cleaned out. The end of the drain will also be cleaned out to ensure that it drains. The spalling of the top end of the drain will be repaired.

VIII. New Business

The following New Business items were discussed:

A. Annual Owner meeting 2021; the Annual Owner Meeting will take place July 17, 2021. The meeting will be held via zoom. The notification packet will be sent June 17th.

IX. Next Meeting Date

The Next Board of Directors meeting will be held after the 2021 Annual Owner Meeting.

X. Adjournment

At 9:31 pm, the meeting was adjourned.

Approved: 11-9-21