

MINUTES OF THE BOARD MEETING  
OF THE ANCHORAGE WEST ASSOCIATION

July 19, 2019

**I. Call to Order**

At a meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 2:00 pm on Friday, July 19, 2019. Present in person were Jim Sebben, Melissa Barrett, Tim Aylott and Bruce Douglas. Kevin Lovett was present from Summit Resort Group. A quorum was present.

**II. Owners Forum**

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

**III. Review and Approve Minutes from the March 21, 2019 Board Meeting**

Tim made a motion to approve the minutes from the March 21, 2019 Board meeting. Bruce seconds and the motion carried.

**IV. Financials**

The Board and Management reviewed financials as follows:

Year to Date Financials;

May 31, 2019 close financials report \$8,250 in the Operating Account and \$84,468 in the Reserve Account.

May financials report year to date operating expenses are \$3,091 over budget year to date; however, it was noted that \$5460 of the "overage" is due to making additional contributions to the reserve account.

Areas of significant expense variance were reviewed.

All planned reserve contributions were made for the fiscal year.

The Board discussed the financial report to be presented at the 2019 Annual Owner Meeting.

**V. Managing Agents Report**

SRG presented the following managing agents report items:

Completed items: The following items were reported on as complete:

- Pool opening
- Landscape start up
- Tree treatments
- Carpet clean
- Boat lot fence painting

Report items; The following report items were reviewed:

-Microwave venting's; investigation complete at this time. Overall, nothing of concern was found.

- Transom Windows, leakage 111; The Board agreed to have caulking completed.
- Carpet Replacement; Carpet replacement was discussed. Carpet will be inspected in 2020 to determine if replacement is necessary. It was noted that carpet replacement could be “phased in”.
- Boiler flue rusting (paint)

**VI. Ratify Actions Via Email**

Jim moved to ratify the following actions completed via email:

- 6-12-19 Unit 84 remodel request, approved
- 7-15-19 Unit 84 remodel request #2, approved

Tim seconds and the motion passed.

**VII. Old Business**

The following Old Business items were discussed:

A. Drainage; The Board discussed the drainage project and plans for presentation at the 2019 annual owner meeting.

B. Fireplace flues; The Board discussed fireplace flues and plans for presentation at the 2019 annual owner meeting. The Board agreed that per the Governing Documents, repairs to chimney flues and installation of new flue sleeving and fireplace inserts is an individual unit Owner responsibility. All Owners are required to address their fireplace with either the addition of a wood burning insert with a new flue sleeve or addition of an electric fireplace by December 1, 2021. If an Owner does not complete the addressing of their fireplace properly by December 1, 2021, then the HOA will take care of the repairs and bill the individual unit Owner.

C. Tree Removal; The Board discussed removal of the marked trees on site. The Board approve proceeding with the tree removal in efforts to protect the buildings.

**VIII. New Business**

The following New Business items were discussed:

A. Annual Owner meeting; The 2019 Annual Owner meeting is scheduled for Saturday July 20<sup>th</sup>. The Board discussed meeting presentation plans. The picnic will be held on site at Anchorage West.

B. Manager unit improvements; The Board discussed completing improvements to the Managers unit. Melissa has donated new appliances for the manager’s unit! Carpet replacement will be investigated as well as cabinet options (replacement vs painting/ hardware replacement).

C. Kayak rack addition; The Board agreed to install six new kayak holders on the lower concrete “white wall” below the lower South building.

**IX. Next Meeting Date**

The Next Board of Directors meeting will be held on Saturday July 20, 2019 after the 2019 Annual Owner Meeting.

**X. Adjournment**

At 3:14 pm, the meeting was adjourned.

Approved: 2-14-20