ANCHORAGE WEST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
October 12, 2026

I. CALL TO ORDER

The meeting was called to order at 2:01pm. Board members in attendance were:

Melissa Barrett, President, Unit 84
Tim Aylott, Secretary, Unit 106
Doug McCartney, Director, Unit 63
Bruce Douglas, Treasurer, Unit 91

Representing Summit Resort Group was Kimberlyn Bryant, and Kevin Lovett.

II. APPROVE PERVIOUS MEETING MINUTES

The meeting minutes for the July 22, 2026, meeting were not attached to the packet. Board agreed to review the minutes once emailed to the board after the meeting.

III. FINANCIAL REVIEW

Financials were included in the meeting materials as follows.

Year to date financials
April 30, 2026, close financials reports
$35,450.94 Operating account balance, $52,187.76 Reserve balance. P&L vs Budget reports $89,622.00 of actuals vs $92,371.00 of budget expenditures are $2,749 under budget.

IV. RATIFY VIA EMAIL

The Board reviewed the actions previously approved via email. The Board approved all of the actions via email.

A. 7/11/2026 – Approved Roof Repairs
B. 9/24/2026 – Approved Managers Unit Repairs
C. 10/1/2026 – Approved 2025 Taxes

V. OLD BUSINESS

A. Collection Update
The Board was updated on all the dues and assessments that are 90 days past due.

B. Roofing Inspections
The board was updated on the roof inspection report from Turner Morris and approved repairs. There were additional items that need to be repaired which were outside TM services. The board unanimously approved to move forward with the repairs to replace the damaged chimney cap on building C. SRG will contact the roofing contractor to schedule the necessary repairs and request photos documenting the recommended caulking maintenance and downspout repairs for the South building for the Board's review.

C. Pool Repairs
SRG updated the board on all the repairs completed over the summer season.
The board requested that SRG send over all invoices for the work completed in the pool for the summer season for review.

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D. Recreational Toys Stickers
SRG updated the Board on the progress of obtaining Association-approved identification stickers for owners' recreational equipment. SRG reviewed the current Rules and Regulations, recreational vehicles section and noted that they do not specifically authorize the removal of bicycles, kayaks, paddleboards, and other recreational equipment that does not display an Association-approved sticker or establish that such items may be considered abandoned.

The Board agreed to update the Rules and Regulations to require Association-approved stickers on all recreational equipment before proceeding with the removal of any items that may be considered abandoned. In the interim, SRG will relocate all bicycles without stickers to the upper parking lot and store them together in a designated area.

The Board approved a house rule providing for the annual collection and donation of recreational equipment stored in communal areas without Association-approved stickers at the end of June to be removed from the property. The rule also limits each unit to one kayak or two paddleboards, or one kayak and one paddleboard per rack and a maximum of two bicycles per unit are allowed to be stored in communal areas.

VI. NEW BUSINESS

A. Unit 101 Water Intrusion
The Board was updated on the scope of work required to address repairs resulting from domestic piping leaks within the unit. The owner has been kept informed throughout the process, and all repairs have been completed to date.

B. State Boiler Inspections
SRG reviewed the State boiler inspection report and photos documenting the required repairs for the boilers in the North Building. All identified repairs have been completed, and the supporting documentation has been submitted to the State of Colorado. The State has issued current inspection certificates for all six boilers, valid through June 30, 2028.

C. Light Fixture Replacements
The Board approved replacing the two existing light fixtures in the laundry room stairwell in the North Building with new LED fixtures. The replacements are scheduled to be installed on the 14th.

D. Fireplace Cleaning & Inspections.
The board requested that SRG send another notice to the four units with fireplace issues stating that repairs are required for life safety issues and citing the relevant section of the bylaws. Section 12, Maintenance & repairs, section B.

E. Amending the Association Bylaws
The board agreed to contact legal to see about amending the current bylaws. SRG will contact legal regarding changes to the current bylaws to see how to proceed forward with the amended bylaws.

F. Amending Rules and Regulations
SRG will draft the proposed amendments to the House Rules for the Board's review. Once the Board has approved the proposed amendments for distribution, SRG will send them to the

membership for feedback. The Board will then review the feedback and proceed with final adoption of the amended rules.

G. Laundry room ventilation
SRG reviewed with the board the new ventilation vents installed in the boiler room to ventilate warm air into the laundry room and hallways in the North & South building.

H. Pool Closures
SRG reviewed the pool closure and repairs for the season.

I. Gutter Cleans
The board approved not to have the gutters cleaned if they are clear of debris, SRG will have the roofers inspect the gutters and downspout when they are addressing the roof vent cap to check if they need to be cleaned.

J. Ratification of Board Actions
Melissa made a motion to ratify all new Board actions. Doug seconded the motion, and the motion passed unanimously.

VII. ADJOURNMENT
With no further business, the meeting was adjourned at 4:17 p.m.

Approved by the BOD on 10/28/26