

**ANCHORAGE WEST CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
FEBRUARY 5, 2026**

I. CALL TO ORDER

The Anchorage West Condominium Association Board of Directors Meeting was called to order at 11:02 a.m. via videoconference.

II. ROLL CALL

Board Members Participating Were:

Melissa Barrett, President, Unit 84

Tim Aylott, Secretary, Unit 106

Terry R. Barrett, Director, Unit 85

Bruce Douglas, Treasurer, Unit 91

Representing Summit Resort Group was Kimberlyn Bryant and Kevin Lovett.

III. APPROVAL OF PRIOR MEETING MINUTES

A. November 6, 2025 Board Meeting

Motion: Melissa Barret moved to approve November 6, 2025, Board Meeting minutes as presented. Bruce Douglas seconded and the motion carried unanimously.

V. RATIFICATION OF BOARD ACTIONS VIA EMAIL

None

VI. FINANCIALS

Kimberlyn Bryant reviewed the financials as of December 31, 2025. The Operating Balance was \$27,354.50 and the Reserve Balance was \$5,710.23

Year-to-date Operating Expenses were \$130,076, which was \$9,541 favorable to budget. Budget variances included:

The Board reviewed the status of the reserve account and discussed several budget overruns. These included increased water and sewer expenses related to sewer clean-outs and repairs, as well as significant repairs to the manager's unit.

The Board also reviewed postage overruns and discussed reducing mailing costs by transitioning to email-only billing, with an option for owners to request physical copies if needed. SRG noted that by default, all dues invoices are emailed to each owner and only mailed upon request of the owner. In addition, the Board acknowledged increased trash removal costs during holiday periods and agreed to consider including these expenses in next year's budget.

VII. OLD BUSINESS

A. Hot Tub Project

The hot tub project was completed, for cost totaling **208,959.67**, which came in \$12,834.67 over the original estimate of **\$196,125.00**. Kimberlyn will email a detailed PDF binder from the project documentation to Bruce Douglas the treasurer for review.

B. Unit 71 Water sensors

Two water sensors were left in the unit for the owner to install in both bathrooms. The sensors are compatible with Wi-Fi so the owners can monitor them from their phones and be notified if water is detected. The owner will complete the setup, and SRG will monitor the sensors during security checks and replace batteries as needed.

C. Managers Unit

SRG advised that repairs were needed to the manager's unit and were detailed by SRG. Board approved of the maintenance items as the unit has all original fixtures.

D. Clean out drains

Installation of the cleanout drain behind the lower South building has been completed, and no further issues have been reported. Ace Sewer and Drain reported that installation of the second cleanout drain behind the lower North building will be scheduled for spring 2026.

E. Excel

Installation of a individual electric meter outlet would be the sole responsibility of the owner and will need to be coordinated through a third-party vendor at the owner's cost.

F. Pool Signage

The existing pool rules signage has been rehung in the pool area.

G. Managers Unit Heating Issues

Three new thermostats were installed in the unit back in December, no further issues have been reported.

H. Thermostats

Anchorage West maintains specific thermostats on hand for owners who require an emergency replacement or need to replace an existing thermostat. At a cost of \$80.00 per unit, plus the cost for the plumber installation and program the unit.

VIII. NEW BUSINESS

The Board advised on repairs that were completed in the manager's unit, including a new toilet, sewer line replacement and thermostat repair. No further issues have been reported.

VIII. NEW BUSINESS

A. Managers Unit

The Board advised repairs completed in the manager's unit, including a new toilet, sewer line replacement, and thermostat repair. No further issues were reported.

B. Boiler Repairs

The Board reviewed ongoing boiler issues in the Upper East Building occurring over the past four to six weeks. These issues resulted in intermittent outages and included failures of the water cutoff system, pump couplings (two rubber couplings), and a water pump.

C. Boiler Repairs to the Upper East Building

The Board reviewed property-wide boiler repairs required as a result of the State of Colorado's annual inspections. All identified repairs and replacements were completed to bring the boilers into compliance with current code, resulting in state-mandated expenses totaling over \$17K.

D. Special Assessment

The board approved a \$1,000 special assessment per unit due April 1st to replenish reserves depleted by unexpected boiler repairs

Action Item - Kimberlyn will contact the Board to schedule a date for the ratification meeting then send notice of the assessment and assessment ratification meeting to all owners and conduct the ratification meeting via Zoom.

E. Building Damage

The Board advised that an owner's guest damaged the siding and parking sign for Unit 125. Repairs have been completed, the costs will be billed to the owner, and management was directed to monitor the area for any additional repair needs.

IX. SET NEXT MEETING DATE

The next Board of Directors meeting will be held May 12, 2026, at 11:00AM

X. ADJOURNMENT

The meeting was adjourned at 12:10 p.m.

Approved By: Approved by the BOD