ANCHORAGE WEST CONDOMINIUM ASSOCIATION
Special Assessment Ratification Meeting
February 20, 2026

I. CALL TO ORDER

The Anchorage West Condominium Association Special Assessment Ratification Meeting was called to order at 11:03 a.m. via videoconference.

II. INTRODUCTION OF THOSE PRESENT

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

Owners participating in addition to Board members were:

Doug McCartney, Unit 63	Mark Gale, Unit 136
Laurel Logan, Unit 65	Kristen Schultz, Unit 143
Peter & Karen Jorgenson, Unit 111	Judy Box, Unit 146
Scott Meyer, Unit 112	Ronnie Thomas, Unit 82

Representing Summit Resort Group (SRG) was Kimberlyn Bryant and Kevin Lovett.

III. SPECIAL ASSESSMENT BUDGET PRESENTATION, RATIFICATION

SRG confirmed that notice of the meeting was provided in accordance with the Anchorage West Condominium Association governing documents and Colorado law. At the February 5, 2026, Board Meeting, the Board approved a Special Assessment of $1,000 per unit to build the Association reserves. The primary purpose of the assessment is to fund unexpected boiler repairs and address code compliance issues identified during state inspections. Ongoing boiler repairs and compliance upgrades have exceeded $30,000. It was also noted that prior special assessment funds and existing reserves had been allocated to other Capital Improvement projects.

The Board invited and addressed questions from attending owners regarding the boiler system and its ongoing maintenance needs. The Board determined that the Special Assessment is appropriate and necessary based on the Association's current reserve funding requirements. The total number of homeowners present for the meeting was (12) which is less than the required 51% of the total ownership (46 units) to sustain a successful veto of the Special Assessment. Due to the lack of votes to veto, the Special Assessment was deemed ratified. None of the owners or Board members present were in opposition to the ratification of the Special Assessment.

XII. OWNERS FORUM

During the Owner Forum, SRG discussed recent boiler repairs with the Board and owners in attendance. Owners asked questions regarding potential future capital improvement projects and inquired about the process insurance companies use when auditing properties.

XIII. ADJOURNMENT

SRG announced that the Special Assessment of $1,000 per unit payable on April 1, 2026, had been Ratified and adjourned the meeting at 11:31 a.m.