



**Anchorage West Condominium Association
Board Meeting
May 3, 2023 10:00 AM
ZOOM VIDEO CONFERENCE
SRG CONFERENCE ROOM
Minutes**

I. Call to Order

a. Meeting attendees included:

Jim Sebben, President
Melissa Barrett, Vice President
Tim Aylott, Secretary
Bruce Douglas, Treasurer
Tony Scalise, Director
Kevin Lovett, SRG
Steve Wahl, SRG

b. Quorum was achieved

II. Owners Forum

a. The meeting notice was posted to the HOA website. Other than Board members, no other owners were in attendance.

III. Review and Approve Minutes from February 23, 2023 Board meeting

- a. The 2/23/23 meeting minutes were presented to the Board members in the meeting packet prior to the meeting. No revisions were recommended.
- b. A motion to approve the 2/23/23 meeting minutes was made by Tony Scalise, seconded by Jim Sebben and approved unanimously.

IV. Financials

a. Review YTD financial report

Financial Report as of March 31, 2023

March 31, 2023 close financials report that we have \$15,125 in Operating and \$67,784 in reserves.

March financials report \$302,414 of actual YTD expenditures vs \$277,063 of budgeted expenditures resulting in an expense overage of \$25,351 (9%) to date. This 9% overage is comparable to inflation rates that we have been experiencing this year.

Reserve Assessment

All reserve transfers have been made YTD

Accounts Receivable

There is a total of \$9,820 in prepaid dues

- b. Capital Plan, long term capital projects discussion
 - The existing reserve budget was reviewed by the BOD
 - Kevin Lovett stated that this is a good tool for planning future expenditures and reserve contribution planning.
 - There is a \$545,000 expenditure in the reserve budget for 2025-26 to do a major siding, deck railing and painting project. This project would require a special assessment to fund. The Board is waiting to see if they are forced to bring their deck railings up to code and watching the condition of the exterior.
- c. 2023-24 Budget – Board Approval
 - Discussion was held regarding the natural gas prices. The HOA currently has a price agreement with Tiger Gas locked through November 2023. A new gas lock will be reviewed prior to the renewal.
 - The dues will increase from \$600/month to \$625/month
 - A question arose as to whether the dues should be raised \$50/month in order to avoid another increase next year. It was determined that next year's expenses are yet to be determined and that owners will need to adjust to a \$25/mo increase as is.
 - A motion was made to approve the 2023-24 draft minutes as presented by Jim Sebben, seconded by Tim Aylott and approved unanimously by the Board.
 - The Board Approved budget will be sent to owners with a Budget Ratification meeting notice.

VI. Ratify Board Actions via email

- 12/13/23 Deck Firewood Message Approval
- 1/5/22 Hot Tub Cover Approval
- 1/26/23 Alpine Pol Resurfacing Approval
- 2/2/23 Wedding Event Approval
- 2/28/23 BOD Draft Minutes Approval 2/23/23
- 2/27/23 May BOD Meeting Date Approval
- 3/17/23 Insurance Renewal Approval
- 4/6/23 Pride of Dillon Approval
- a. A motion to ratify the above Board actions via email was made by Tony Scalise, seconded by Jim Sebben and approved unanimously.

VII. Old Business

- a. Hot tub leak
 - Steve Wahl reported that he has identified Kaupas Water as the best potential source to identify and repair the leak. Steve has stopped by Kaupas Water a half dozen times to discuss the project with them and try to get them out to do a pressure test as an attempt to identify the leak. The board asked Steve to do additional follow up and get the project moving forward.
- b. Pool liner resurfacing
 - Alpine Pool has this project scheduled to start on 5/15/23
- c. Carport support bolts
 - These were replaced this Fall by SRG. Steve reminded the Board that the structural inspection suggested that no boats be parked on the concrete portion of the boat lot at the south end of the carport due to excessive weight on the structure.
- d. Zone valves
 - One unit had the incorrect zone valves. This was remedied.

- e. Lower south building descaling
 - Todd Falk from SRG is meeting PSI to determine the viability of installing a new liner in the main sewer drain on the lower south building. This will also help determine the condition of the existing drain line to determine if there is a risk of damaging the line with descaling equipment.
- f. Pipe banging from heating system
 - Tony Scalise had this issue but it has significantly dissipated. There is still small noise from pipe expansion and contraction but the major banging seems to be gone.
- g. Pinhole leak #101
 - These repairs have been completed
- h. New onsite manager
 - Robin Hebert started on May 1. He is living in the manager's unit with his wife and dog. Robin is a former journeyman electrician and has solid problem-solving skills. He has been with SRG for several years and is moving in from another SRG property.
- i. Carport painting #71/#72
 - This will be taken care of by Robin. SRG will review the source of the water leak and repair as needed.
- j. Outside storage
 - #82 has cleaned out their carport
 - #71 will have his carport cleaned out this week
- k. Lower south building leak monitoring
 - No additional leaking has been identified
- l. Lower south building boiler
 - Steve will contact Tech One about this
- m. Carport lights are out?
 - Steve will have Robin fix this

VIII. New Business

- a. Siding estimates
 - SRG has an estimate from Empire Works for siding, deck railings and painting. The estimate total is \$505,000. This is being used for future reserve budget planning. We the time comes to do this project; additional estimates will be procured.
- b. Fireplace caps
 - Steve got estimates for fireplace caps for #61 & #62. The estimate was \$750-\$800 per unit. The Board suggested that this may be the owner's responsibility. The fireplaces may not be used correctly. Steve will get an opinion from Metro Chimney when they do the fireplace cleanings and inspections in June.
- c. Lower north building lower level ground water leak
 - This was cleaned up and is not leaking now
 - SRG will get estimates on repairing the drain
 - A concreted section of sidewalk may need to be removed and replaced since it sits over the drain line.
 - SRG to get cost estimates on this repair.

- d. There was a lot of ice buildup at the south end of the parking lot this Spring.
Overall, the drainage was good but it appears that the plowing company did a poor job in March/April. There was not water buildup this year, the water drained between the buildings.

IX. Next Meeting Date

- BOD to meet July 14 at 10:00 the day before the Annual Meeting
- Annual meeting scheduled for July 15, 2024 at 9:00 a.m.

X. Adjournment

- a. A motion to adjourn the meeting was made by Jim Sebben, seconded by Melissa Barrett and approved unanimously.
- b. The meeting was adjourned at 11:13/