



**Anchorage West Condominium Association
Board Meeting
July 14, 2023 10:00 AM
ZOOM VIDEO CONFERENCE
SRG CONFERENCE ROOM
MINUTES**

I. Call to Order

The meeting commenced at 10:02

Meeting attendees included:

Jim Sebben, President

Melissa Barrett, Vice President

Tony Scalise, Director

Tim Aylott, Secretary

Bruce Douglas, Treasurer

Mark Gale, owner #136

Kevin Lovett, SRG

Steve Wahl, SRG

Hunter Valdez, SRG

II. Owners Forum

Mark Gale of 136 commented on the upper building office space. He has requested that lawn equipment, snow blowers, gas and hand tools be removed from the space since it creates a danger to residents, is smelly and causes the hallway carpet to become soiled. He suggested using the indoor bike storage at the south end of the lower carport for storing these items. The board stated that they thought that this had been taken care of previously. Kevin Lovett commented that items have been moved to the shed next to the covered stairs and two other storage closets in the upper building. Items have been moved in the past and have migrated back to the office space. The bike storage is not available for use for lawn/snow equipment.

III. Review and Approve Minutes from May 3, 2023 Board meeting

A motion to approve the 5/3/23 minutes was made by Jim Sebben, seconded by Bruce Douglas and approved unanimously.

IV. Financials

Review YE financial report

Financial Report as of May 31, 2023 (year end)

May 31, 2023 close financials report that we have \$5,682 in Operating and \$60,624 in reserves.

May financials report \$359,471 of actual YTD expenditures vs \$330,298 of budgeted expenditures resulting in an expense overage of \$29,173 (9%) to date.

Variance to budget

Areas of significant expense variance

680 Unit 101 Leak \$8,478 over budget

\$5,000 deductible, no claim

675 82/81 Leak Ins Claim \$6,294 over budget

\$16,031.92 received from insurance claim
502 Gas Expense \$2,706 over budget
This is hedged through Tiger Gas
Increased budget by 50% from 2021-22
504 Water & Sewer \$3,559 under budget
Budgeted for a small increase and rates went down
515 Building Maint; \$2,484 over budget
There were no major line items, many sub \$1,000 repairs including common area carpet cleaning, painting, concrete repairs, drain clogs, kayak rack repair, car port bolt installation, frozen drain line in carport ceiling, lower north building stairway leak mitigation, entrance light pole repair). The building is aging with lots of little repairs are becoming necessary.
516 Boiler and Heat R & M \$3,296 under budget
530 Grounds Maint \$3,117 over budget
Landscapes spring cleanup and sprinkler setup, June-May fiscal year allowing May 2022 & June 2023 tree spraying in same year,
535 Pool maint; \$3,973 over budget
Pool winterizing and spring open by The Hot Tub Co, sand filter repairs.
540 Snow Removal \$5,838 over budget
Budgeted below LY actual snow expense
565 Insurance \$3,158 over budget
635 Contingency \$4,610 under budget

Capital Plan, long term capital projects

The current reserve budget was reviewed and planned projects were discussed

2023-24 Budget – Ratified Budget

The board approved 2023-24 budget was reviewed. The dues increase was justified due to commodity increases are out of the HOA's control

VI. Ratify Board Actions via email

6/1/23 Gas rate lock approval

6/6/23 #62 chimney cap owner reply approval

6/26/23 #95 remodel approval

The board asked for a copy of the building plans and the asbestos report for this project.

A motion to ratify the board actions via email was made by Tim Aylott , seconded by Jim Sebben and approved unanimously.

VII. Old Business

Hot tub leak

American Leak Detection identified the leak

SRG maintenance person is digging

Will have a plumber fix the leak

Zone valves

81 electrical issue found and repaired

84 electrical issue found an repaired

63 zone valves need to be moved to the other side of the ball valve

Jim Sebben suggested that this not be done until such time that the entire building needs to be shut down

Lower south building descaling

Have a proposal for all three buildings, Steve will discuss with Todd Falk who worked with PSI on this proposal and provide the board a summary for decision making

Carport painting #71/#72

Completed
Fireplace caps
Steve has shared CID proposal with several owners
Hot tub coping edge
Repaired on 7/13/23

VIII. New Business

Lower north building drain repair

Shown this to a contractor yesterday and getting a proposal

Office storage

This is actively being cleaned out. Gas has been moved

Lower carport seal

Shown to a contractor yesterday and awaiting a proposal

Annual Meeting Discussion

Metal Stair Painting

This is scheduled for the third week of July. The board asked that better paint be used so the paint will last longer. The existing bid did include a clear coat finish at an additional cost and this additional cost had previously been approved.

Pool whiskey barrel planters

These have always been placed by the pool and planted. The board requested that these be planted again. Kevin stated that we have used Gardens with Grace for this in the past and that SRG will reach out to them to have this done.

Metal pool stairs

Bruce made a request that the space below the metal stairs be better monitored and garbage and leaves cleaned on a more regular basis.

Parking in unassigned spots

The board had a concern about people parking in unassigned spots. People from other buildings park where they are not supposed to. A follow up comments was that this has always happened, and they did not think that this was manageable.

IX. Next Meeting Date

No date was set but it was agreed that the next meeting will be held in Early October.

X. Adjournment

A motion to adjourn was made by Melissa Barrett, seconded by Tony Scalise and approved unanimously. The meeting was adjourned at 11:08.