



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING
January 18th, 2023**

I. CALL TO ORDER

The meeting was called to order at 2:04pm via Zoom.

Board members in attendance were:

Jeff O'Neil – President
Ned Calonge – Secretary
Ken Richardson – Treasurer
Kathi Martinez – Member
Linda Oliver - Member

A quorum was present.

Representing Summit Resort Group via Zoom was Kevin Carson and Kevin Lovett

II. OWNERS/VENDOR FORUM

No owners or vendors present.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 11.9.22 meeting were reviewed.

MOTION: Jeff made a motion to approve, Ken seconded. The motion carried with all in favor.

IV. RATIFY ACTIONS VIA E-MAIL

A. Pool Deck Pavers – 12/1/22
B. 2021 Tax Return – 12/12/22

MOTION: Ned made a motion to approve, Ken seconded. The motion carried with all in favor.

V. FINANCIALS

Kevin Carson presented the following report on September financials.

Balance Sheet

November 2022 close balance sheet reports:

- \$41,990 in Alpine Operating
- \$136,492 in Alpine Reserves
- \$12,830 in Alpine SA Reserve Account

Profit and Loss

November 2022 P & L vs budget reports \$136,731 of actual expenditures vs. \$134,214 of budgeted expenditures. An overage of \$1,517 or 1%. We are right on budget!

Areas of significant variance include:

- Insurance - \$1496 over
- Boiler Repairs and Maint - \$5,681 over
- Gas - \$1,428 under
- Pool & Hot Tub - \$1,740 under
- Pest Control - \$1,855 over

Accounts Receivable

AR is looking good!

VI. ASSOCIATION BUSINESS

A. 2022 Projects Update

- a. Pool equipment – Kevin C reported that new equipment has been connected in the mechanical room and is ready for startup in June.
- b. Pool Tile – Both Kaupas and Alpine Pools are interested in bidding. All tile needs to be replaced. Estimate \$6,000 for all tile work. Tile replacement must take place after coping is installed.
- c. Pool Pavers – Pavers deposit has been sent and we are standing by to schedule. Still need to select coping color.
- d. 1st floor deck pavers – also on standby for spring install.
- e. Window repairs – we are waiting on Empire to get us a payout proposal.

B. Boilers and Heating Issues

- a. Kevin Carson reported on the ongoing boiler and heating issues. At this point we believe all issues have been solved.

C. Heat tape and lighting repairs

- a. Kevin reported that the heat tape and lighting repairs are complete. All heat tape is functioning and now is on its own separate circuit.

D. #35 - #34 leak investigation

- a. The leak was determined to be from an expansion joint in unit #35. Kevin C will coordinate repairs when weather is cooperative. The joint sealer needs a minimum temperature of 40 degrees to cure properly.

E. Unit #44 wedding request

- a. The board reviewed the request from unit #44 to have a wedding on the property and declined.

F. Unit #14 slip and fall

- a. One of the owners of unit #14 had a slip and fall. Due to their relationship Jeff has recused himself of decisions regarding the incident. SRG filed an insurance claim and they are in contact with the owner.

VII. NEXT MEETING DATE

The next meeting was scheduled for March 22nd at 2:00pm via Zoom.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 3:38 pm

Approved By: _____

Board Member Signature

Date: _____