



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING**
November 4th, 2021

I. CALL TO ORDER

The meeting was called to order at 1:03pm 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

II. OWNERS/VENDOR FORUM

No owners or vendors present.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 9/30/21 meeting were reviewed. Ned made a motion to approve, Kathy seconded and the motion carried with all in favor.

IV. RATIFY ACTIONS VIA E-MAIL

Ken made a motion to ratify the following action via e-mail. Ned seconded and the motion carried with all in favor.

- Unit 51 and 41 remodel approvals – 10/4/21

V. FINANCIALS

Kevin Carson reported on the following financials.

Kevin, Jeff, and Ken met previously to review all of the activity regarding exterior projects.

Balance Sheet

September 30th, 2021 close balance sheet reports:

\$40,999 in Alpine Operating
\$19,197 in Alpine Reserves
\$40,208 in Alpine SA Reserve Account

Profit and Loss

September 30th, 2021 P & L vs budget reports \$81,767 of actual expenditures vs. \$74,862 of budgeted expenditures. An overage of \$6,905

Areas of significant variance include:

- Boiler Repairs and Maint - \$2,702 over
 - Sump pump rental
 - Recirc pump repair
- Gas - \$1,931 under
- Pool & Hot Tub Expense - \$2,105 over
 - Filter leak repair
 - Late billing for pool startup

Accounts Receivable

AR is looking good! All owners are current on the special assessment and dues.

VI. MANAGING AGENTS REPORT

Completed Items

- Managers unit camera installed
- Pool carpeting removed
- Pool winterized
- Natural gas contract lock

Pending Items

- Garage enclosure camera install
- Loose support posts near unit #41
- Lakeside window sealing

VII. Association Business

A. Update on Exterior Projects

- a. Jeff and Kevin provided an update on the following aspects of the planned exterior projects.
 - i. Railings – change orders
 - ii. Pool deck – still waiting on RKR or another excavation company to provide an estimate.
 - iii. Parking Lot – The board reviewed an rough order estimate of \$82,000 from Columbine to repave the parking lot and install a drainage culvert. Columbine suggested this would be a good time to replace the wooden window wells.
 - iv. Painting – We are waiting on an estimate from DR Custom. Kevin is working to meet with a stucco contractor get an estimate on repairs before DR custom arrives.
 - v. Exterior Lighting and Conduit Repair – Kevin is looking for a contractor.

- vi. Landscaping Improvements – Tim and Linda met with Tim to discuss landscaping improvements following the installation of the railing. These are tentatively planned for Spring.
- vii. The proposed project timeline was discussed.
 - 1. March/April – Electrical
 - 2. April / May – Stucco
 - 3. April / May – Painting
 - 4. April / May – Pool Repair
 - 5. May – Pool Decking
 - 6. May / June – Paving

B. Pool Heater Replacement

- a. Breck Mech provided an estimate of \$11,400 for a new pool heater. The board approved the replacement. This will be paid via the regular reserve fund rather than the credit line.

C. Rental Restrictions

- a. At the last meeting the Board approved rental restrictions but did not put a fine structure in place. Various structures were discussed.
 - i. The board voted unanimously to put the following fine structure in place.
 - ii. 1st violation - \$100, 2nd violation - \$500, 3rd violation \$1000, Subsequent violations – Potential legal action for compliance.

VIII. NEXT MEETING DATE

The next meeting is scheduled for January 13th at 1:00pm

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 2:18pm

Approved By: _____

Board Member Signature

Date: _____