



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING
November 1, 2023**

I. CALL TO ORDER

The meeting was called to order at 10:09 am via Zoom.

Board members in attendance were:

Jeff O'Neil – President
Kathi Martinez - Vice President
Ken Richardson – Treasurer
Linda Oliver - Member

A quorum was present.

Representing Summit Resort Group via Zoom was Gail Filkowski and Kevin Lovett

II. OWNERS/VENDOR FORUM

No owners or vendors were present.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 8/23/23 meeting were reviewed.

Jeff made a motion to approve, Kathy seconded. The motion carried with all in favor.

IV. RATIFY ACTIONS VIA E-MAIL

- A. Purchase of New Pool Cover (\$3,800)
- B. Exterior Lighting (\$1,190)
- C. Handrail Modification (\$800)
- D. Snow Plowing – High Altitude (Hillco)

Kathy made a motion to approve, Jeff seconded. The motion carried with all in favor.

V. FINANCIALS

Financials were reported on as follows:

Balance Sheet

September 30, 2023 close balance sheet reports:

\$28,469 in Alpine Operating
\$38,093 in Alpine Reserves
\$12,743 in Alpine SA Reserve Account

Profit and Loss

September 2023 YTD P&L vs budget reports \$146,257 of actual operating expenditures vs. \$121,237 of budgeted operating expenditures. A year-to-date overage of \$25,020 or 21%. This figure will change with the October financials when the Greenscapes invoice for \$17,309 is reclassified as a reserve expense.

Areas of significant variance include:

- Gas - \$1,064 over
- Building Maintenance - \$1,502 over
- Pool & Hot Tub - \$1,544 over
- Pest Control - \$2,260 over
- Landscaping \$18,151 over (this will change in October financial reports when the Greenscapes invoice is reclassified)

Discussion about the pest control expense being over budget, which appears to be from the bird deterrent. Gail will look into why it was billed three times in 2023, it is usually twice per year.

VI. ASSOCIATION BUSINESS

The following Association Business items were discussed:

- Roof Inspection: Turner Morris completed the roof inspection and submitted a report recommending minor roof patching (completed for \$1,078), repairs to the maintenance shed roof (proposed cost: \$2,295) as well as installing custom metal caps on the support beams of each building (proposed cost: \$4,815). Report was sent to Linda and Jeff for review. Gail will send the report to the full Board for further review and discussion of the metal caps on the support beams.
- Gutters/ heat tape – Turner Morris completed the gutter repair and heat tape project authorized over the summer. There are still some areas that need further attention, which was noticeable with a recent snow. Linda will send Gail a list of the areas where Turner Morris needs to inspect and repair the gutters to reduce leaking.
- Boilers / Mechanicals - Comfort Systems completed several approved projects in the boiler room, and the boilers are now operating. Projects completed include: installation of new gas valves and regulators, replacement of failed domestic water pump, repair of leak on heating line in mech room. There was discussion about some units losing heat and if older thermostats might be part of the problem. Kevin Lovet explained that on very cold days it will be difficult to heat the units to the temperature on the thermostat. SRG will have Comfort Systems inspect the boiler settings when they perform their preventative maintenance.
- Pool - the pool was initially winterized by Fintek. Due to a continued leak in the pool, SRG asked Kaupas to visit the property to inspect and possibly re-winterize the pool. They completed this work and the pool has been properly winterized. There was discussion about the status of the pool cover, the material and method of installing it, as well as possible

alternatives to blocking off the pool with a temporary fence. SRG will verify the order status of the cover, and then can work on solutions for installation.

- Pool Leak – there was discussion about the pool leak and previous scoping completed that did not detect a leak. Jeff will look for records from the previous scoping of the pool drain. SRG will explore scoping the pool again this winter with Snowbridge, a company recommended by Kaupas.
- Lighting - Fintek has approval to install 3 new motion sensors on stairwell lights, as well as a bollard light by building 1. Fintek will also re-inspect the previously repaired lights between buildings 1 and 2.
- Chimney / Fireplace Inspections – an owner reached out to SRG inquiring about cleaning chimneys and fireplaces, which was last completed in December 2020. Board discussed the need for requiring this service for all units, especially if there many units do not use their fireplaces. There was also discussion about adding dryer vent cleaning. The Board decided to get a price from the company who has completed it in the past and follow the same protocol to inspect all units and document the state of fireplaces. SRG will get a price.

VII. NEXT MEETING DATE

The next meeting is scheduled for January 23, 2024 10:00am via Zoom.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 11:19 am

Approved: _____