



**ANCHORAGE EAST  
BOARD OF DIRECTORS MEETING  
March 23rd, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 3:03pm via Zoom.

Board members in attendance were:

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

A quorum was present.

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

**II. OWNERS/VENDOR FORUM**

No owners or vendors present.

**III. APPROVE PREVIOUS MEETING MINUTES**

The 2/24/21 Board meeting minutes were reviewed.

Jeff made a motion to approve the minutes as written. Ken seconded and the motion carried.

**IV. COMMITTEE REPORTS**

**A. Short Term Rental Committee**

Ned provided an update on the STR committee. There are less expensive strategies and alternative approaches to avoid ADA requirements as they relate to rental unit. Ned's understanding is that Anchorage East does not need to meet commercial ADA requirements in terms of a pool and hot tub remodel. Ned is continuing to refine the proposed rules revisions with the STR committee. Once the rules are finalized, they will be presented to the Board for approval. The new rules will reduce owner's ability to rent sort term by increasing the minimum length of stay. The goal of these new rules is to reduce the issues AE has experienced with short term rentals. Kevin Carson noted that #43 chose to stop renting their unit due to complaints from neighbors. Ken was curious what the average rental length was. Kevin Lovett indicated that SRG has found most rentals are 3 – 4 night weekend rentals. The 6 – 7 day rental is rather rare.

**B. Design Committee**

Jeff gave an update from the design committee. mentioned. Jeff and Kevin met with John Cona and Dereck from Empire Works on site to discuss the railings. John has the information he needs and should have the drawings complete in a week or so. Following approval the drawings will be submitted to Empire Works so they can provide an estimate. There are options of either using a trex material or matching the current fencing style on the retaining wall. The current mock up is still on site at Jeff's unit if anyone would like to look. The metal will be powder coated to prevent corrosion. John Cona suggested attaching the railings with bolts rather than welding which would damage the powder coating and accelerate corrosion.

## **V. RATIFY ACTIONS VIA E-MAIL**

Ned made a motion to ratify the following actions via e-mail. Kathi seconded and the motion carried.

A. Insurance Renewal Approval 3/15/21

## **VI. FINANCIALS**

### **Balance Sheet**

February 28<sup>th</sup>, 2021 close balance sheet reports:

\$46,880 in Alpine Operating

\$51,996 in Alpine Reserves

\$33,421 in Alpine SA Reserve Account

### **Profit and Loss**

February 28<sup>th</sup>, 2021 P&L vs Budget reports \$141,645 of actual expenditures vs. \$151,751 of budgeted expenditures. An underage of \$10,106.

Areas of significant variance include:

- Building Maintenance - \$2,088 over.
- HVAC Repairs and Maint - \$1,299 under.
- Gas - \$3,267 under.
  - Does not include out last bill of \$3,462 negating the underage.
- Landscaping Expense - \$1,403 under.

### **Accounts Receivable**

AR is looking good. There are 3 units that have not paid the special assessment. SRG will reach out regarding payment. Ken indicated that SRG needs to step up its collection efforts on delinquent assessment payments.

### **2021/22 Proposed Operating Budget**

Kevin C has prepared a proposed operating budget that was sent out to the Board for review. This includes a \$9,720 increase in expenses and no adjustments to the reserve contribution. This budget would result in a 5% dues increase for all units. The largest driver of the dues increase is an expected 30% increase in gas prices when the contract renews. The last dues increase was in 2018/19.

The Board reviewed the budget as prepared by SRG. The Board has the authority to approve the operating budget for the next fiscal year. It will be sent to owners and a ratification meeting will be held via zoom on Friday April 30<sup>th</sup> at 5:00pm MT.

Ned made a motion to approve the budget as presented with a 5% dues increase. Jeff seconded and the motion carried unanimously.

## **VII. MANAGING AGENTS REPORT**

### **Completed Items**

- Re-class of expenses following last board meeting.
- Shut down and isolation of old boiler
- Denver Water refund re-class.

### **Pending Items**

- STR rules revisions.
- Rules and Regulations revisions.

### **Contract Renewal Dates**

- Trash & Recycling - Waste Management – 8/1/22
- Insurance - Farmers – 4/1/21
- Comcast – Cable – No Renewal Date
- Natural Gas – Tiger – 5/1/21
- Electricity – Xcel – N/A
- Snowplow – Hilco – Seasonally

## **VIII. Association Business**

### **A. Update on Revisions to Rules and Regulations**

- a. Ned, Kathi, and Linda have provided comments on the 1<sup>st</sup> draft of the updated R&R. Ken will work to incorporate these comments into a new draft to be presented at the next board meeting.

### **B. Comcast Upgrade Proposal**

- a. Our current agreement with Comcast has expired. They would like to propose a new agreement that includes upgrades to the cable service. The agreement included in this report is for both cable and internet services. Comcast can offer an upgrade to HD video service retaining out current rate of \$49.09 per unit. This includes the X1 HD TV box on the primary outlet and 2 HD digital adapters. Comcast would cover the cost of upgrading the distribution plant as part of the renewal.
- b. Comcast can add bulk cable to the agreement at a cost of \$40 per unit, for a total of \$89.09 per unit per month for HDTV and Internet services at a speed of 200/5.
- c. The board reviewed the proposed contract provided by comcast. Jeff indicated that his unit is paying an additional \$100 per month for internet and equipment rental. If the majority of owners at AE are using internet services it would be a good cost savings for the association to explore the bulk rate. Jeff will review the contract to consider our options. SRG will also reach out to Comcast to see if they have any info on which owners at AE are paying for additional services.

### **C. Recycling Issues**

- a. Linda noted that residents and guests are not using the recycling properly. It is frequently filled with regular garbage, glass, and other non-recyclables. This has been an ongoing problem at Anchorage East. SRG will work with Linda to add additional signage to help educate owners on the issues.

**D. Downspouts**

- a. Ned noted there is an issue with the downspout near unit #54 causing a large ice sheet to form on the sidewalk. SRG will investigate and effect a repair.

**IX. NEXT MEETING DATE**

The next meeting is scheduled for April 21<sup>st</sup> at 3:00pm via Zoom.

**X. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:29pm.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_