



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING
March 22nd, 2023**

I. CALL TO ORDER

The meeting was called to order at 2:05pm via Zoom.

Board members in attendance were:

Jeff O'Neil – President
Ned Calonge – Secretary
Ken Richardson – Treasurer
Kathy 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 1.18.23 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. Approve Empire window damages settlement offer – 3/17/23

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

V. FINANCIALS

Kevin Carson presented the following report on February financials.

Balance Sheet

February 2023 close balance sheet reports:

\$42,022 in Alpine Operating
\$114,526 in Alpine Reserves
\$12,804 in Alpine SA Reserve Account

Outstanding payment of \$25,000 to Gallegos for pool paver deposit not reflected in reserve balance.

Profit and Loss

February 2023 P & L vs budget reports \$212,968 of actual expenditures vs. \$207,957 of budgeted expenditures. A year to date overage of \$5,011 or 2%. We are slightly over budget but in good shape considering rising costs and inflation.

Areas of significant variance include:

- Insurance - \$2,073 over
- Boiler Repairs and Maint - \$5,914 over
- Gas - \$1,170 under
- Pool & Hot Tub - \$2,118 under
- Pest Control - \$2,850 over
- Landscaping \$2,047 over

Accounts Receivable

AR is looking good!

VI. ASSOCIATION BUSINESS

A. 2022 Projects Update

- a. Kevin and Jeff provided updates on summer projects. Currently the goal is to have the pool open and operational in early June. All materials have been ordered for the remaining work.

B. Empire Window Damages

- a. The board accepted the Empire Works payout for window damages. As soon as the check arrives Kevin will send notice to owners regarding the payout.

C. Greenscapes sprinkler work

- a. Greenscapes needs to remove sprinkler lines and heads that are in the way of the first floor deck paver install.
- b. Greenscapes to repair potholes in lawn and skidsteer tracks after pool deck installation is completed.

D. Motion sensor for light near building 5

- a. It was noted we still need to install a motion sensor. Kevin will coordinate with an electrician once the snow has melted and access is easier.

E. Summer and winter pool covers

- a. Kevin will explore cover options with Kaupas

F. Insurance Renewal

- a. The board approved the Farmers renewal at \$300/sqft value.

G. 2023-24 Operating Budget

- a. Kevin will get this out for review shortly. New fiscal year begins in May.

VII. NEXT MEETING DATE

The next meeting was scheduled for April 25th at 2:00pm via Zoom.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 3:07 pm

Approved By: _____

Date: _____

Board Member Signature