



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING
March 24th, 2022**

I. CALL TO ORDER

The meeting was called to order at 1:02pm 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 2.24.22 meeting were reviewed.

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

IV. RATIFY ACTIONS VIA E-MAIL

No actions to ratify since last meeting

V. FINANCIALS

Kevin Carson reported on the following financials.

Balance Sheet

February 2022 close balance sheet reports:

\$40,533 in Alpine Operating
\$13,977 in Alpine Reserves
\$33,415 in Alpine SA Reserve Account

Profit and Loss

February 2022 P & L vs budget reports \$167,032 of actual expenditures vs. \$158,672 of budgeted expenditures. An overage of \$8,360.

Areas of significant variance include:

- Boiler Repairs & Maint - \$5,228 over
- Gas - \$1,893 under
- Electricity - \$2,175 over
- Pool & Hot Tub Expense - \$3,259 over

Accounts Receivable

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

VI. ASSOCIATION BUSINESS

A. Insurance Update

- a. Kinser provided an updated renewal proposal including workers comp coverage and increasing the ITV to \$250.

MOTION: Ned made a motion to approve the insurance renewal with workers comp and \$250ITV making sure that the total square footage for the campus is corrected to include the managers unit.

B. Boiler Repair Update

- a. Kevin C provided an update. A part for the boiler was defective and is being replaced. Expected completion is now the 2nd week of April.

C. Sump Pump Repair Update

- a. Breck Mech is working on an estimate.

D. Stucco Repairs

- a. Kevin is still waiting for the stucco contractor to return to Summit to provide an estimate, but we are on the schedule.

E. Lighting Project

- a. The committee has resubmitted an updated RFP to both vendors for consideration.

F. Landscaping Update

- a. We are waiting on Tim from Greenscapes to conduct a site visit and provide us with an estimate for the improvements.

G. Pool Testing

- a. Once the pool thaws we will test the main drain line from the pool side and look into ground penetrating radar to determine if we have voids under the deck.

H. Painting

- a. We are on the schedule for this year with DR Custom. Just need to wait for stucco and electrical scheduling to finalize.

I. Pool Gates

- a. We are having issues with the gates not closing. Kevin C believes this is due to the ground shifting and we should see if they begin to work again as the weather warms.

J. Parking Signage

- a. SRG will have the parking signage redone later this year.

K. Kayaks

- a. We are working to get the updated kayak survey out to owners to see what interest we have for this season.

L. Owner Communications

- a. Kathi to assist Kevin C with a draft letter to owners providing an update on projects.

M. Window Damages

- a. Empire is working to find a contractor that can replace the windows.

N. Concrete Repairs

- a. Kevin C will have a concrete guy out in May to get estimates for any needed repairs.

VII. NEXT MEETING DATE

The next meeting is scheduled for April 14th at 1:00pm

VIII. ADJOURNMENT

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

Approved By: _____

Board Member Signature

Date: _____