



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING
April 25th, 2023**

I. CALL TO ORDER

The meeting was called to order at 2:07 pm via Zoom.

Board members in attendance were:

Jeff O'Neil – President
Ken Richardson – Treasurer
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 March financials.

Balance Sheet

March 2023 close balance sheet reports:

\$41,696 in Alpine Operating
\$116,932 in Alpine Reserves
\$12,795 in Alpine SA Reserve Account

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

Profit and Loss

March 2023 P & L vs budget reports \$238,683 of actual expenditures vs. \$232,993 of budgeted expenditures. A year to date overage of \$5,690 or 2%. We are slightly over budget but in good shape considering rising costs and inflation.

Areas of significant variance include:

- Insurance - \$2,766 over
- Boiler Repairs and Maint - \$5,614 over
- Gas - \$1,658 under
- Pool & Hot Tub - \$1,745 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. Kevin C prepared a timeline that was discussed. MDC has become non response and we have found another contractor to address the grading and compacting.

B. Empire Window Damages

- a. Kevin C will draft a letter to owners on the payout.

C. Motion sensor for lights

- a. It was noted that 2 lights need motion sensors. On the stairwell between buildings 4 and 5 and between building 5 and AOL.

D. Summer and Winter Pool Covers

- a. Kevin C continues to research options.

E. SRG Management Renewal

- a. The board reviewed the proposed SRG management agreement renewal. Ken noted a typo that said Keystone rather than Dillon. Kevin C will send a revised copy to the board for consideration.

F. Annual Meeting Prep

- a. The Annual Meeting was confirmed for 6/10 at 10:00am via Zoom. Kevin will reach out to TOD to see if they would like to attend. There may be an in person gathering afterwards.

VII. NEXT MEETING DATE

The next meeting was not scheduled.

Annual meeting is scheduled for 6/10 at 10:00am via Zoom.

VIII. ADJOURNMENT

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

Approved By: _____

Date: _____

Board Member Signature