



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING**
August 23, 2023

I. CALL TO ORDER

The meeting was called to order at 10:02 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 Kevin Lovett

II. OWNERS/VENDOR FORUM

No owners or vendors were present.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 4.25.23 meeting were reviewed.
Jeff made a motion to approve, Ken seconded. The motion carried with all in favor.

IV. RATIFY ACTIONS VIA E-MAIL

Approve Gas valve/ regulator install for boilers
Ken made a motion to approve, Kathy seconded. The motion carried with all in favor.

V. FINANCIALS

Financials were reported on as follows:

Balance Sheet

July 2023 close balance sheet reports:
\$30,418 in Alpine Operating
\$43,744 in Alpine Reserves
\$12,761 in Alpine SA Reserve Account

Profit and Loss

July 2023 P & L vs budget reports \$74,876 of actual expenditures vs. \$74,979 of budgeted expenditures. A year to date underage of \$103.

Reserves/ Project Funding/ Special Assessment

Reserve funding was discussed. It was noted that a number of unanticipated expenses have occurred resulting in the need for additional funding. Upon discussion, Jeff moved to institute a special assessment of \$3,000 total per unit, with \$1500 per unit due October 15, 2023 and \$1500 due February 15, 2024. Linda seconds and the motion passed. A notice will be sent to all Owners, and it will be noted that the special assessment amounts will be pulled from accounts for all Owners on the ACH program unless the Owner directs otherwise.

VI. ASSOCIATION BUSINESS

The following Association Business items were discussed:

A. Pool/ hot tub; the following items were noted during the pool / hot tub discussion:

- The pool is open
- The ladder and railing have been installed and bonded. It was noted that the ladder and railing are loose and in need of tightening. SRG will follow up with Fintek.
- There is a leak on the skimmer line and main drain. Fintek continues to investigate.
- The deep end pool light is not currently working. Fintek will investigate and work towards repair when the pool is drained for winterizing.
- A new winter cover is needed. Fintek is working to provide a proposal. Additionally, anchors for the pool cover must be installed. This will be investigated.
- A new summer pool cover is desired. This will be investigated in 2024.
- The pool cover roller has been repaired and casters have been added.
- It was noted that sand from pavers is getting into the pool. The sand is difficult and time consuming to remove. Gallegos will be contacted to determine their expectation of "when the sand will settle".
- New pool area signage will be ordered.
- A new safety hook and life preserver have been installed.
- A repair on the sand filter has been completed.
- The current keys to the pool gates locks are difficult to work with. A new lock style will be investigated. Either new locks will be installed, or, a locksmith will be contacted to rekey the existing lock cylinders and keys will then be redistributed.
- Pool furniture storage was discussed. At this time, storage under the common stairs outside of unit 44 will be pursued.
- Fintek is working to prepare a proposal for pool shutdown and winterization.
- It was noted that Fintek completed repair to the hot tub and the hot tub is now running properly.

B. Gutters/ heat tape; The Turner Morris approved gutter, downspout and heat tape work is pending.

C. Boilers / Mechanicals; The following Boiler/ Mechanical items were discussed:

- Gas issue; Low pressure coming into the building has caused boiler shutdowns. Design Mechanical has been approved to increase the pressure and install necessary regulators.
- Irrigation back flow; The irrigation backflow valve leaked and has been replaced.

-Boiler pump proposal, east boiler; The Board discussed the failed circulation pump. Upon discussion Ken moved to replace the pump; Kathi seconds and the motion passed. SRG will clarify if this pump is for domestic hot water or heat.

D. Metal (railings, fence); Repair/ replacement of the metal pool fence, stairwell railings and shared fence between Anchorage and Anchorage on the Lake have been completed. Painting is pending. The bill for the fence repair has been sent to AOL.

E. Landscape; The irrigation clock has been replaced as the old clock had failed. Grass seed has been spread in the bare areas on the lakeside of the ground floor patios.

F. Deck pre- stressed concrete, leak; Water infiltration occurred into unit 12. There are two possible sources identified. One, there are gaps in the caulking around the windows of unit 12 that sit below the concrete deck of unit 13 and two, the actual prestressed concrete deck / exterior wall interface. The first priority of repair is window caulking as this is the simpler and much cheaper step to rule out a leak source. If the windows are caulked and there is no more leaking, then that was a simple remedy. If the leak continues after caulking further investigation will be necessary. The owner of unit 12 has been notified of the window caulking need and informed that windows and window maintenance is the responsibility of the unit Owner.

G. Storage shed; At this time the Board agreed not to pursue a storage shed but instead to work to utilize already existing storage.

H. Parking lot, paving; Parking lot paving will be discussed further in 2024. The extra pavers will be moved either into an under the stairs storage area or will be placed in the area next to the managers unit.

I. Building 1 lighting; The Board discussed lighting repair and motion sensor addition at building 1. Fintek will be contacted to address.

J. Snow plowing 2023-24; Snow plowing was discussed. The 2023-24 proposal from Tom Hill was received. SRG is working to obtain additional proposals and will send them to the Board. Requests will be made to push snow further down to the lake for storage.

K. Parking lot electrical outlets; The history of the outlets was discussed and any action was tabled.

VII. NEXT MEETING DATE

The next meeting is scheduled for November 1st at 10:00am via Zoom.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 11:39 am

Approved: _____