



**ANCHORAGE EAST  
BOARD OF DIRECTORS MEETING**  
January 23, 2024

**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  
Kathy Martinez - Vice President  
Ken Richardson – Treasurer  
Linda Oliver – Member  
Ned Calonge - Secretary

A quorum was present.

Representing Summit Resort Group via Zoom was Gail Filkowski.

**II. OWNERS/VENDOR FORUM**

No owners or vendors were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes from the 11/1/23 meeting were reviewed.

Ken made a motion to approve, Kathy seconded. The motion carried.

**IV. RATIFY ACTIONS VIA E-MAIL**

- A. Tiger Natural Gas Contract Approved
- B. Temporary Pool Fence Approved (No Winter Cover)

Ned made a motion to approve, Ken seconded. The motion carried.

**V. FINANCIALS**

Financials were reported on as follows:

**Balance Sheet 12/31/2023**

- \$13,767 in Alpine Operating
- \$45,590 in Alpine Reserves
- \$12,717 in Alpine SA Reserve Account

### **Profit and Loss 12/31/2023**

December YTD P&L reports \$220,658 of actual operating expenditures vs. \$197,959 of budgeted operating expenditures. A year-to-date overage of \$22,699 or 11%.

Significant budget variances include:

- Gas - \$1,264 over
- Building Maintenance - \$6,420 over
- Boiler Repairs & Maintenance - \$5,148 over
- Pool & Hot Tub - \$4,409 over
- Pest Control - \$2,760 over
- Landscaping \$6,275 over
- Insurance Claim deductible - \$5,000 under

### **Accounts Receivable**

- As of 12/31/23 AR is good!

Gail reported that \$820 of pest control will be refunded to Anchorage East because there was an invoice paid for Anchorage West.

There was discussion about gas usage and boiler efficiency as well as the hot water system. Gail mentioned that overall, it's a small overage of 7%.

Board asked about Landscaping expense for City Market Fuel, it seems high. Gail will look into this.

## **VI. ASSOCIATION BUSINESS**

The following Association Business items were discussed:

**Manager's Report / Project Updates** – Gail reviewed the Manager's Report with the Board.

- She will resend the roof report to the Board for review and discussion about the metal caps for the support beams.
- Board agreed to cancel the Ring security camera service for now.
- Board agreed to find a new vendor for the exterior light project and motion sensors that did not get completed in 2023.
- One of the bollard lights by the pool/hot tub is loose. SRG will inspect.
- There was discussion about the need for a winter pool cover, or if the temporary fence can continue to be used.
- A summer pool cover will be needed. Gail will talk with Anthony and get estimates for a summer cover that will be used with rollers.
- Manager's unit might need work, including a dishwasher repair. Gail will talk with Anthony and schedule service, if needed.

**Zone Valve Responsibility** – Gail raised a question about zone valve responsibility per the Governing Documents. These have historically been covered by the Association. Board decided to continue paying for zone valve repairs for now and possibly address again in the future.

**2024 Capital Plan & Project Review** -Gail presented an updated Capital Plan. Board will review and discuss at a later date.

**Annual Plan / Maintenance Calendar** – Gail presented an annual plan/calendar for the property. The Board reviewed and discussed some of the upcoming items, including the flowers and tree care. There was discussion about potentially changing the summer flowers to focus on the pool area, as well as potentially adding area with artificial turf. Linda will look into this project.

**Contract Review** – Gail presented a list of vendors and service contracts for review throughout the year.

**VII. NEXT MEETING DATE**

The remaining Board Members discussed potential meeting dates in March. Gail will circulate to the Board.

**VIII. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:14 am

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