



**ANCHORAGE EAST  
BOARD OF DIRECTORS MEETING  
May 15, 2024**

**I. CALL TO ORDER**

The meeting was called to order at 3:02 pm via Zoom.

Board members in attendance were:

Jeff O'Neil – President  
Kathy Martinez - Vice President  
Linda Oliver – Member  
Ken Richardson - 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 3/28/24 meeting were reviewed.

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

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

NONE

**V. FINANCIALS**

Financials were reported on as follows:

**Balance Sheet 3/31/2024**

- \$10,963 in Alpine Operating
- \$61,599 in Alpine Reserves
- \$12,691 in Alpine SA Reserve Account

**Profit and Loss 3/31/2024**

February YTD P&L reports \$299,743 of actual operating expenditures vs. \$277,164 of budgeted operating expenditures. A year-to-date overage of \$22,579 or 8%.

Significant budget variances include:

- Building Maintenance - \$5,780 over
- Boiler Repairs & Maintenance - \$5,645 over
- Snow Removal - \$4,219 over
- Pool & Hot Tub - \$3,693 over
- Pest Control - \$1,940 over
- Landscaping \$6,248 over
- Insurance Claim deductible - \$5,000 under

### **Accounts Receivable**

- AR is good.

## **VI. ASSOCIATION BUSINESS**

The following Association Business items were discussed:

**A. Manager's Report / Project Updates:** Gail reviewed the Manager's Report with the Board. Action items to be completed are as follows:

- Gail to follow-up with pest control company on moles / voles and alternate treatments.
- Gail to follow-up with Unit 25 on leak issue.
- Gail to ask insurance agent if bare walls coverage would lower the premium.

**B. Altitude Law Proposal Maintenance Responsibility Chart:** Board discussed the proposal from Altitude Law to create a maintenance and insurance responsibility chart versus rewriting the Governing Documents. The chart would be based on existing documents and would not alter any responsibility. A rewrite of the Governing Documents would allow changes to be that would lessen the HOA's financial and insurance responsibility for repairs. SRG reviewed the proposal and cost to amend the governing documents.

Kathy made a motion to hire the attorney to update and rewrite the Governing Documents, Ned seconded. The motion carried.

**C. Asbestos Abatement:** Board reviewed the proposal from Asbestos Abatement Inc. for 2 areas of asbestos abatement in the mechanical room. This is a requirement from a new mechanical service company.

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

**D. Pool Scoping Results:** Board reviewed the pool scoping report from Snowbridge which indicates there may be several areas where the drain could be leaking. SRG is waiting for a proposal for repairs.

**E. Summer Pool Cover:** Board reviewed two options for a summer pool cover.

Ken made a motion to purchase the 20 x 50 bubble cover from Amazon and custom cut to the pool, Linda seconded. The motion carried.

**F. Chimney Caps:** Board approved the opinion from engineer John Cona to get the concrete chimney beams covered with metal caps, per the Turner Morris proposal.

Ned made a motion to table the proposal, Ken seconded. The motion carried.

**G. Electric Issue – Heat Tape & Lights:** Board reviewed proposal from Triangle Electric for various options to remove the heat tape from the parking lot light circuit.

Ken made a motion to table the proposal, Jeff seconded. The motion carried.

**H. 2024 Tree Care:** Board reviewed two proposals for the annual tree care. SRG will confirm if the application that is proposed by both companies is a spray or injection. Board does not want a spray. Gail will follow-up with Jeff.

**I. Building Addresses / Signage:** there was a suggestion from an owner to improve the building address and unit signage. Gail and Jeff will work on this.

**J. Turf Project:** Linda reviewed the possible artificial turf project and pricing. Board will monitor expenses related to the pool drain project prior to taking action of the turf.

**K. Next Board Meeting Date:** Next Board Meeting was scheduled for August 14th at 3pm.

## **VII. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:38pm

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