



**ANCHORAGE EAST
BOARD OF DIRECTORS MEETING
May 21, 2025**

I. CALL TO ORDER

The meeting was called to order at 1:00 pm via Zoom.

Board members in attendance were:

- Jeff O'Neil – President
- Kathy Martinez - Vice President
- Ken Richardson – Treasurer
- Ned Calonge - Secretary

A quorum was present.

Representing Summit Resort Group via Zoom were Gail Filkowski and Kevin Lovett.

II. PROPERTY OWNERS/VENDOR FORUM

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 3/19/25 meeting were reviewed.

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

IV. RATIFY ACTIONS VIA E-MAIL

- A. 2025 Budget
- B. Resort Internet Bulk Service for Internet and TV
- C. Tree Removal and Limbing with TSH Tree Service
- D. Final Payment to Go Tankless for Boiler Project
- E. Farmers Insurance with \$25,000 Deductible
- F. Summit Resort Group Management Contract Renewal

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

V. FINANCIALS

Financials were reported as follows:

Balance Sheet 3/31/2025

- \$18,643 in Alpine Operating
- \$137,221 in Alpine Reserves

- \$11,462 in Alpine SA Reserve Account

Profit and Loss 3/31/2025

March YTD P&L reports \$303,612 of actual operating expenditures vs. \$296,651 of budgeted operating expenditures, \$6,961 (2%) over budget.

Significant budget variances include:

- Accounting & Legal: \$1,075 over
- Building Maintenance: \$1,775 under
- Boiler Repairs & Maintenance: \$1,675 under
- Water & Sewer \$2,531 over
- Snow Removal: \$2,301 over
- Gas \$3,279 under
- Pool & Hot Tub \$4,217 over
- Pest Control \$1,738 over
- Landscaping \$1,245 under

Accounts Receivable

- AR is good

VI. ASSOCIATION BUSINESS

The following Association Business items were discussed:

- A. Management Report – Gail presented the management report on completed and pending items. Action Items:
 - Backfill parking lot excavated areas with more gravel
 - Confirm CO detector in mechanical room
 - SRG to get an estimate for electrical replacement during summer months to avoid ground heating costs.
 - SRG to create a sheet with the property manager's schedule.
- B. Annual Plan Review – the annual plan was reviewed.
- C. Resort Internet Update – the installation dates are not set yet, but it should be completed in June.
- D. Rental Fee Discussion – Board discussed possibility to enact a fee on short term rentals to offset wear and tear costs on property amenities. Will be a topic at annual meeting.
- E. Hot Tub Cover – hot tub cover is falling apart, SRG authorized to order a new one.
- F. Annual Meeting Discussion – one board position is up for election. SRG to send a reminder to owners for the annual meeting and ask for interested candidates to step forward.
- G. Next Board Meeting Date – no date set, will wait for Annual Meeting.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 2:16 pm.