

**ANCHORAGE CONDOMINIUM ASSOCIATION
BOARD MEETING
April 7th, 2020**

I. CALL MEETING TO ORDER

The Meeting was called to order at 3:04 pm in the SRG office.

Larry Bruner, Ned Calonge, Ken Richardson, Jeff O’Neil ,and Kathy Martinez attended via teleconference. A quorum was present. Representing Summit Resort Group was Kevin Lovett, and Kevin Carson. Beth O’Neil joined us at the top of the meeting for an update on the exterior project bids.

II. EXTERIOR PROJECTS COMMITTEE UPDATE

Beth and Jeff O’Neil provided the board with an update on bids for exterior projects. The bidding process has been slowed down due to the coronavirus situation. Regardless they have made tremendous progress towards standardizing the bidding requirements. The scope of the RFP has been refined to get better “apples to apples” bids.

- The Board will look into financing options for the mandated insurance upgrades as opposed to a special assessment.
- Due to the large cost of the project, a decision was made to focus on the retaining wall and pool fencing this year as directed by Farmers.
- Beth reached out to the structural engineers and it was determined that Kayak hangers do not have an impact on the integrity of the wall.
- The Hot Tub upgrades have been tabled for the time being.
- Beth and Jeff will continue to refine the bids and report back to the Board with updates.

III. APPROVE MINUTES FROM MAY 14, 2019 BOARD MEETING

The minutes from the February 7th, 2020 Board meeting were reviewed. Larry made a motion to approve the minutes as written. Ken seconded and the motion carried.

IV. FINANCIAL REPORT

February 29th, 2020 close financials – attached. They report:

\$34,309 in Operating
\$31,718 in Reserves

February close P & L vs budget reports that we close the month \$1,208 under budget in operating expenses.

The areas with notable overage are:

- Insurance - \$1,168 over
- Building Maintenance - \$1,945 under
- HVAC Repairs - \$6,891 over
- Electricity - \$1,864 over

- Insurance Claims Deductible - \$5,000 under
- Pool and Hot Tub Expense - \$1,763 under

All reserve contributions have been made to date.

All owners are current on dues!

A/R is good!

2020 / 2021 Proposed Operating Budget

V. MANAGING AGENT'S REPORT

SRG gave the following Managing Agents report:

Completed Items

- Pinhole Leak Repair unit 33
- Tiger Gas Renewal
- Post Light photo cell repaired
- Zone Valve and Thermostat Replacements in units 12, 23, 24, and 44.

Report / Pending Items

- Boiler Replacement
- Breckenridge Mechanical expects to have the boiler replacement completed by the end of the month. The new boiler is in an they are currently working on piping in the boiler room.
- Heat Tape Repairs. 1st building stairwell drain and unit #14 downspout. Will be repaired after the ground has thawed.

Actions Via Email

- 3/11/20 – Waiver of late fee for unit 51 (Approved)

Old Business

- Swallow mitigation
 - The board approved the installation of low cost bird ribbons in high traffic areas.
- Ken researched EPA approved spay dispensers that will prevent the birds from nesting. SRG will look into purchasing a few to try this season.
- SRG is still looking into the issue with leaks at the deck expansion joints. There has not been any recent leaking and they seem to no longer be an issue. SRG will continue to evaluate if repairs are necessary.
- The Board elected to hold off on new landscaping between AE and Anchorage on the Lake based on other predicted expenditures.

New Business

- The Farmers Insurance Renewal was reviewed. Larry made a motion to approve, Kathi seconded, and the motion carried.
- Pool Opening will be discussed at the next Board meeting.
- The Annual Meeting is still scheduled for June 6th @ 10:00am. The Board discussed holding that via teleconference if the stay at home order is still in effect.
- The Board voted unanimously to renew the property management with SRG at no rate increase for 2020. There is a 2% increase going into 2021.
- SRG will reach out to Farmers to see if we can be granted leeway in the mandated repair timeline due to the virus situation

VI. NEXT MEETING DATE

The next Board meeting is has not been scheduled, but will be held prior to the Annual Meeting.

VII. ADJOURNMENT

With no further business, a motion was made and seconded to adjourn the meeting at 4:32 p.m.

Approved By: _____ Date: _____
Board Member Approval

