

**ANCHORAGE CONDOMINIUM ASSOCIATION  
BOARD MEETING  
June 15<sup>th</sup>, 2020**

**I. CALL MEETING TO ORDER**

The Meeting was called to order at 3:35pm via Zoom videoconference.

Board members in attendance were Charlie Oliver, Ned Calonge, Ken Richardson, Jeff O'Neil, and Kathy Martinez. A quorum was present. Representing Summit Resort Group were Kevin Lovett, and Kevin Carson.

**II. APPROVE MINUTES FROM April 24<sup>th</sup>, 2020 BOARD MEETING**

The minutes from the May 6<sup>th</sup> Annual Meeting were reviewed. Charlie Oliver requested a correction on a motion for a nomination. Ken made a motion to approve the minutes as corrected. Jeff seconded and the motion passed unanimously.

**III. FINANCIAL REPORT**

April 30<sup>th</sup>, 2020 close financials – attached. They report;

\$25,319 in Operating

\$74,500 in Reserves

April close P&L vs budget reports that we closed the month \$1,140 overbudget in operating expenses.

Notable areas of variance are;

- HVAC Repairs and Maintenance - \$8,446 over
- Snow Removal - \$1,546 under
- Electricity - \$2,194 over (due to timing)
- Gas – 1,703 under (due to timing)
- Pool & Hot Tub - \$2,405 under due to late start up

Kevin C will review the GL to see if any expenses classed as HVAC Repairs and Maintenance should be moved to reserves.

All reserve contributions have been made to date.

All owners are current on dues.

A/R is good, however two units have outstanding balances. SRG will reach out to collect.

**IV. MANAGING AGENT'S REPORT**

SRG gave the following Managing Agents report:

**Report / Pending Items**

- Survey Information for Denver Water Permit

- Kevin C has been in touch with Marcin Engineering (recommended by John Cona) to have a survey performed for the AE retaining wall and property lines. The survey results should be available by the end of next week.
- Rain Gutter Cleaning
  - Still waiting to hear back from the company on gutter cleaning. SRG did confirm that the bid for \$1000 includes the downspouts.
- 2020 Capital Projects
  - Jeff reviewed a revised bid from EmpireWorks with the board. It did not include pool decking replacement. Jeff indicated that he asked the contractors to focus their bids on the retaining wall and pool fence, since those are the projects we need to have completed this year.
    - It was suggested that the Board should select a contractor by August.
  - Ned mentioned that the Empire bid did not include a gate on the retaining wall fence for lake access.
  - We are still waiting on revised bids from the remaining contractors.
  - Charlie suggested that we could repurpose the concrete from the current pool deck for the retaining wall project. SRG will reach out to John Cona to clarify.

### **Actions Via Email**

- None since last meeting.

### **Old Business**

- Short Term Rentals
  - At the annual a recommendation was made to form a committee to review the rules and regulations surrounding short term rentals at Anchorage East.
  - Ned suggested that we need a committee representing all interests and volunteered to serve as committee chair.
  - Kevin Lovett suggested that the board review Summit County and Town of Dillon short term rental regulations
    - We would need lender approval if amending the declarations, but not if we change the house rules.
    - Any rule put in place can not treat renters or owners differently.
  - Kevin C will send an e-mail to owners to solicit interest in the committee.
  - A request was made to provide the committee with a list of owners that rent through SRG.
- Dryer Vent Cleaning
  - The board indicated they would review policy surrounding dryer vent cleaning at the next meeting.
  - SRG will look back at previous communications and minutes since this has been discussed previously.

### **New Business**

- Election of Officers
  - Following the Annual Meeting the Board conducted officer elections.
  - President – Jeff O’Neil

- Vice President – Kathy Martinez
  - Secretary – Ned Cologne
  - Treasurer – Ken Richardson
- Communication Plan
  - Charlie suggested the Board establish a more frequent way to update owners on what is going on at Anchorage East.
    - Jeff and Charlie will work on creating a monthly update that will be posted to the website.
- Vision / Mission Statement
  - Charlie suggested that Anchorage East could benefit from a mission statement. A draft will be provided at our next meeting.
- By Laws Review
  - Charlie suggested updating the bylaws. Kevin L indicated that we would need guidance from an HOA specific attorney and should expect to pay at least \$7,000 for this work. Charlie will review the bylaws for potential edits, however this has been tabled for the time being as there are more pressing projects for the Board to consider.
- Pool and Hot Tub Opening
  - The Board discussed the pros and cons of opening the pool and hot tub and will continue the discussion via e-mail.
- Funding Options for Capital Projects
  - At the Annual meeting funding options were discussed with owners ranging from a special assessment to a loan. A motion was made to conduct a formal survey of owners. SRG will send out the survey and responses will be accepted for one week.

**V. NEXT MEETING DATE**

The next Board meeting is scheduled for Thursday June 25<sup>th</sup> at 3:30pm via Zoom.

**VI. ADJOURNMENT**

With no further business, the meeting was adjourned at 5:38pm

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature

