

MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION
June 25, 2005

At a meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 10:00 a.m. on Saturday, June 25, 2005, in Resort Quest offices, at Dillon, Colorado, there were present: President, Bob Hohlstein, and Directors James Sebben, Bruce Douglas, Ron Pfister and Gordon Abrams from the current Board of Directors. Owners in attendance were Roy Topping and Ron Kohen. Also present was Kevin Lovett, Property Manager for Summit Resort Group, and Chris Trettel, Summit Resort Group HOA Maintenance Technician at Anchorage West.

The Board on motion regularly seconded and unanimously carried took the following actions:

1. Approved the Minutes of the Board Meeting held on April 23, 2005.
 - 1.1.1. Clarification to be made on item 8.6.3 “Replace flashing w/ metal (pre-colored) Turner Morris” to include the action of investigating the wood for dry rot or any signs necessitating replacement of the wood before installing the flashing.
2. Approved the financial report submitted by Treasurer, Jim
 - 2.1. Accounting Report – Year End 04 – 05 summary
 - 2.1.1. Balance sheet reviewed; Operating account balance \$39,028.41 and Reserve account balance of \$28,480.49
 - 2.1.2. Profit and Loss reviewed; close year within \$1500 of budgeted figures
 - 2.1.3. Budget vs. actual summary reviewed; Boiler and Heat major expense item over budget
 - 2.1.4. Gas pricing and budget figure calculations explained.
 - 2.1.5. 05-06 proposed operating budget presented to board; board approves budget to be presented to ownership at annual meeting for final owner approval; no dues increase planned; Jim Sebben will present budget at annual meeting.

Managing Agents Report

1. Summit Resort Group management team introduction
2. Completed projects presented
 - 2.1 Cable “amping” – Kevin Lovett instructed to contact the Sound Room to inquire on “amping” of upper building (North and South buildings complete).
 - 2.2 additional completed projects include landscaping work, pool start up and parking lot cleanup

Old Business

Project Update, Discussion and Annual meeting Presentation assignments (overall, Gordon Abrams to lead presentations)

- 1.1 Railings – Decision made to repair; no replacement. Kevin Lovett is to create RFP

outlining scope of repair work and send out for re-bidding. Gordon Abrams to present at annual.

- 1.2 Windows- Bid to replace all bedroom windows is \$60,000; Kevin Lovett is to ask Accent windows the projected fuel savings if bedroom windows are replaced with vinyl. Ron Pfister to provide bid from an installer he knows and is to inquire as to how they will be installed. Color of replacement windows, white. Style of window must be fixed top with awning bottom; ½ and ½ or 2/3 and 1/3. Do window replacement after Labor Day.
- 1.3 Painting
 - 1.3.1 Railings and Trim - Make sure good prep job! Increase cost if adequate prep is not proposed. Color, present 3 color choices to owners at annual and have them pick. Present light colors. Kevin Lovett to get bid to have exterior designer propose color options and present cost to board. Gordon Abrams to present at annual.
 - 1.3.2 Siding – Colors, present 3 color choices to owners at annual and have them pick; again, get cost to hire exterior designer and present to board. Gordon Abrams to present at annual meeting.
 - 1.3.3 Carport wall and upper lot wall painting – Complete and pay out of R & M
- 1.4 Seal coating – Take seal coating off of major project sheet; Kevin Lovett to schedule seal coat of all parking lots except for the parking lot under the upper building; parking striping to follow in lower lot.
- 1.5 Facia board (previously referred to as flashing) repair /replacement – Kevin Lovett instructed to get bid to complete inspection from Turner Morris and report to board. If board approves, have Turner Morris complete inspection and prepare scope of work as to either replace the wood (where necessary) and wrap with flashing or just wrap with flashing (no need to replace wood). Have Turner Morris inspect roofs at same time. Bruce Douglas to present trim at annual meeting.
- 1.6 Landscaping – take off of major repair sheet. Replace 2 potentillas by the telephone pole by the front bldg. Ask Heather VanDamm if potentillas are recommended or if another plant of similar size and color might be hardier.
- 1.7 Complex Cable Upgrade – Kevin Lovett to work with Gordon Abrams on cable system upgrade. Gordon Abrams to contact Comcast on channel line up and cable upgrade. Gordon Abrams to present at annual meeting.
- 1.8 Boiler and Mechanicals – Roy Topping to work with engineer to prepare analysis of current boilers and plan to replace along with costs to design and estimated costs to install. Roy Topping will work with Jim Sebben on boiler plan. Chris Trettle and Kevin Lovett to work current boiler log into spreadsheet. Kevin Lovett to contact Breckenridge Mechanical to find Boiler report and present to Jim Sebben. Benefits of new boiler system to include gas consumption and repairs and maintenance savings. Management instructed to refrain from any boiler upgrades until further notice (with the exception of the repairs recommended to be completed to the poll and spa boilers). Jim Sebben to report on boilers at annual meeting.
- 1.9 Pool -Complete leak repairs. Complete recommended repairs to pool and spa boilers (Hillco's #1 repairs on boiler report; ask Maximum Comfort Pool and spas if they can fix). Take pool off of major repairs sheet.
- 1.10 Hot Tub cover- Kevin Lovett to order. Color, dark blue.
- 1.11 Major repairs list – Bob Hohlstein to redo and send to board and management; swap boilers and canatex.

New Business:

- 1.1 Financial funding plan discussed ; \$5k - \$7k assessment over 1 year or 18 months vs. \$80 per month for 5 years.
- 1.2 Annual meeting preparation - Kevin Lovett to contact the Dam Brewery and schedule picnic for 60 people. Light beer and Wheat preferred. Gordon Abrams to bring wine.
- 1.3 Ron Kohen presentation – Ron Kohen, owner of unit #61, requests that the light pole in front of his unit be straightened – approved; requests that the association reimburse him for expenses associated with removing concrete “rock garden” in front of his unit in efforts to landscape to improve appearance with he himself providing labor – approved.

Next Board meeting: July 23, 2005 @ 8 am in Summit Resort Group Dillon Office (pre annual meeting)

Annual meeting: July 23, 2005 – 1000 Dillon Town Hall

AWA Annual picnic: July 23, 2005 – AWA complex, under Carport (Wine/Beer/Food)

No further business appearing, the meeting was adjourned at 12:15 pm