MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION
Major Project meeting
Conference Call

July 27, 2005

At a Conference call meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 7:00 a.m. on Wednesday, July 27, 2005, there were present: President, Gordon Abrams, and Directors James Sebben, Bruce Douglas, Ron Pfister and Roy Topping from the current Board of Directors. Also present were Kevin Lovett and Peter Schutz for Summit Resort Group.

1. Boilers

   A. Replacement
      Specs to be completed by September 15th
      Get specs to Breckenridge Mechanical, Hilco, Mid- County and other
      Bids to be received by November 25th
      Review proposals
      Replacement to begin April 2006
   B. Other boilers
      Create electronic boiler repair log book
      Train new resident manager on systems
      Question; Do controls have reporting capabilities? Mike Day to respond

2. Railing repairs
   Wood N It Be Nice approved for $7500
   Any additional possible expense will be run through board of Directors
   Project to include tightening bolts, spindles (replace any popping nails with screws even if this poses an additional cost), installing lags and L- Brackets on the inside corner of each railing.
   Start ASAP; complete by 3rd week of August (latest)
   Complete a walk through inspection with Roy Topping; final and periodic

3. Cable
   Approved, Comcast will call to schedule
   Ideal to complete cable before painting

4. Painting
   Certa Pro Painters approved for $40,000 complete complex painting
   COLOR TO BE CHOSEN
   Prep work to begin ASAP with intent to complete 3-4 week (Sept. 15th)

5. Flashing
   Turner Morris approved replacement along with roof repairs
   Roy Topping to meet with Turner Morris to discuss color.
   If color of flashing changes, we will get costs to replace existing pre-finished "blue" flashing with new flashing.
   Plan to complete flashing replacement after painting.

6. Windows
   Replacement window requirements established:
   - Double Hung
   - Vinyl
   - Pull out for easy cleaning
   - Summit County Bldg. code compliant for bedroom windows
   - Complete price (removal, install, cleanup)
   - Life time warranty
   - Includes screen
   - Tempered glass
   - Low –E, Argon gss
   - Steel reinforced
   - Is tinting an option and how much? Is it recommended?

   Kevin to set up meeting with Accent Windows and Home Pride windows in Denver at Ron Pfister's office on the afternoon of Wednesday August 3rd.

7. Financing
   Plan to acquire funds from the Special Assessment; Ron Pfister can assist with any necessary loan

8. Special Assessment
   Recorded in its individual reserve account
   Track all incomes and expenses in the established reserve account

9. 05-06 Operating Budget
   Remove account 431 from operating budget
   Memo to owners re dues increase, special assessment and payment options approved.

Meeting adjourned 8:10 P.M.