MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION

January 8, 2010

At a meeting of the Board of Directors of the Anchorage West Association, duly and regularly called and held at 9:00 am on Friday, January 8, 2010, there were present in person: Directors, Al White, Dale Hill and Chris Durkin. President Jim Sebben attended via conference call. Kevin Lovett was present representing Summit Resort Group and Peter Schutz attended by phone.

1. **Call to order** – The meeting was called to order at 9:05 am.

2. **Owners Forum** – the meeting was advertised and welcomed owners to participate. No Owners other than Board members were present.

3. **Minutes** from the 9-28-09 Board meeting were approved.

4. **Financials** SRG gave the following financial report:

Financial Report as of December 31, 2009

December 31, 2009 close financials report that Anchorage West has $29,032.90 in Operating and $48,147.83 in Reserves.

December 31, 2009 Profit and Loss statement reports that we are $4821 under budget in operating expenses (with the $2938 of depreciation, which is not a "real" expense, the total under budget is $7759).

Areas of significant overage/ underage:

502 Gas	$2966 under
503 Electricity	$1176 under
504 Water / Sewer	$2196 over
515 bldg Maint	$2447 under
535 Pool maint	$1255 under
605 Depreciation	$2938
635 Contingency	$2962 under

Operating Cash Flow – SRG reported that operating cash flow has improved. The Board agreed to move the $8460 of outstanding reserve contributions from operating to reserves. This results in an operating balance of $20,572 and a Reserve balance of $56,634.

Special assessment status

SRG reported that the following 3 units have not paid first round of the Special Assessment.

73 - $1200
85 - $1800
94 - $1800
Total owed $4800

SRG is contacting owners and working to collect.

Reserve Cash Flow

SRG and the Board reviewed Reserve cash flow projections as they pertain to the current fiscal year, the Window Replacement project and 2010-2011 fiscal year. Current fiscal year (2009-10) reserve cash flow projections present no issues and project that the closing reserve balance for May 2010 to be

$39,376. Window replacement project cash flow projections present no issues with cash flow and timely payments to Accent Windows per the completion / payment schedule are planned. Fiscal year 2010-2011 reserve cash flow projections need to be managed properly in order to be met. The Board reviewed the capital projects budget and planned the following:

2009-2010 fiscal year project:

Lakeside window replacement

2010-2011 fiscal year project:

Painting

-Paint structural steel/ brown trim around new windows (anything left that is brown after new windows installed)
-Paint unit deck railing tops
-Paint grey window boxes
-Paint bottom cylinders of boiler flues
-Asphalt work (crackseal, sealcoat and restripe) all parking lots and address concrete / major cracks in boat lot
-Concrete replacement, lower North bldg sidewalk
-Light fixture head replacement (this project is last priority of the season)

Reserve notes:

-Trim and Stucco painting will be moved to 2010-11
-Lower N Bldg drainage project will be moved to at least 2012-13. SRG will work with the Board to minimize water (irrigation) in this area.

5. <u>Managing Agents Report</u> – Kevin Lovett gave the following managers report:

<u>Completed items</u>

-Mixing valve install lower South bldg and Upper bldg
-Flue cap painting – it was noted that the cylinder connecting the cap to roof was not painted; this will be painted during the summer 2010 painting projects.
-Asphalt crack seal – it was noted that a substantial new crack has formed in the boat lot. This will be addressed in summer 2010 asphalt projects.
-Terrace stone replacement
-Boat lot storage for winter set up
-Zone valve work – the Board and Management thanked Jim Sebben for his work in directing the in unit zone valve reversals. Since the last round of zone valve investigation and reversal, no complaints of pipe banging have been submitted.
-Boiler preventative Maint – Tech One completed Last week of December/ First week Jan 2010
It was noted that we are still loosing pressure on the Lower North bldg heating system and now are loosing pressure on the upper bldg heat system. Plumbers believe this is due to a leak, but no leak has been found. SRG will continue to search for leaks. SRG will also investigate the cost/ possibility of using infrared cameras to detect the leaks.

<u>Report / Pending Items</u>

Sewer line scope report- the report from Ace Sewer and Drain is pending. It was noted that this was a proactive scope; no current issues at this time.

6. Old business

A. Windows replacement – letter sent to all owners re Lakeside window and sliding glass door replacement. SRG reported that the down payment sent to Accent Windows and that unit measuring scheduled for 3rd and 4th week of January. SRG will find out if occupants can stay in the unit during the window replacement or if they must not be there; it is believed that the occupants will be able to stay in the unit as it should only take one day to replace the windows and door in each unit. The upper building will be the first bldg started and completed. SRG and the Board will talk with Accent windows on the Comcast cable that runs through the knee wall and the plan to work around/ with the cable during knee wall replacement.

B. Drainage Lower N Bldg – SRG presented bids from contractors to install a drainage system at the lower N bldg. Bids were in the $10,000 range. Upon review, the Board decided to hold off on pursuing this for at least 2 years as we will try to address the issue through cutting back on irrigation watering.

7. New Business

A. HB 1359- There is new legislature in Colorado, HB-1359 (House Bill 1359) that mandates all HOA's must have a policy regarding Association reserves. SRG presented a draft policy. Upon review, Dale Hill moved to adopt and Chris Durkin Seconded; the motion passed.

B. Capital Projects planning for 2010- the Board and Management reviewed the Capital Projects plan for the upcoming years. SRG will make revisions as discussed in section 4 "Reserve Cash flow" of these minutes.

8. Next Meeting Date – The next Anchorage West Board meeting will be held at the end of April 2010; SRG will poll the Board for exact dates in early April.

9. Adjournment – with no further business, the meeting adjourned at 10:24 am.