

Memorandum to Anchorage West Owners

Re: Minutes from 2019 Annual Owner Meeting, Ratified 2019-20 Operating Budget, Drainage/ Stair replacement project, Fireplace flues, Bike/ Kayak storage and General Reminders

Dear Anchorage West Owner,

Thank you to all Owners able to attend the 2019 Anchorage West Annual Owner Meeting and Picnic! It was a productive meeting as many important items were discussed.

Minutes

The minutes from the meeting are enclosed.

Board of Directors List

Please see the attached contact list for the 2019-20 Board of Directors.

2019-20 Budget

After presentation and discussion, the enclosed budget was ratified by the Membership. Please note that there will be no change to dues for 2019-20.

Drainage/ Stair Replacement Project

The drainage correction/ stair replacement project will take place this summer. This project will involve drainage correction from the upper building parking lot down through the drainage swale at the steps between the landscape terraces and the lower parking lot and down past the pool gate entry. A new set of stairs will be installed. This project will be quite involved and will create significant disturbance to the upper building parking lot as well as impede access between the lower parking lot/ pool area and the upper parking lot. The pool and hot tub will remain open during this project. The project will take approximately 6 weeks to complete once started. Starting date will be sent to all Owners as soon as it is scheduled.

Fireplace / Chimney Flues

During the 2018 fireplace / chimney flue inspection it was noted that the grout between the chimney flue tiles is failing and creating a potential future safety risk. While the fireplace flues are not “red tagged” for mandatory repair/ shut down at this time, all fireplace/ chimney flues must be addressed. The procedure for flue repair involves installing a new “sleeve” to line the fireplace chimney and includes the installation of a new wood burning fireplace insert. Installation of an “electric” fireplace is also an option. Based on preliminary investigation, the cost for a new wood burning fireplace and sleeving is approximately \$5,000 to \$6,500 dependent upon the fireplace selected. The cost for a new electric insert fireplace is approximately \$1250 to \$2500. All Owners are required to address their fireplace with either a new wood burning insert and sleeve or with an electric insert by December 1, 2021. If an Owner does not address properly by December 1, 2021, the HOA will complete the work for the Owner and the Owner will be

sent the bill to include project coordination charges. Please be sure to contact Summit Resort Group at KLovett@srgsummit.com prior to beginning any fireplace insert/flue work as the HOA will assist with information re roof access and roof protection measures during the install. Additionally, each Owner must ensure that proper permits are obtained from the Town of Dillon for this project. Please note that the possibility of having a preferred vendor complete the installation in a coordinated fashion to minimize the impact on the new roof is being explored.

Bike Storage

Both the bike storage closet and the upper building bike rack are very full. We believe there are old “abandoned” bikes being stored. We ask that you please take a look at the bike storage closet and rack to ensure that there are no bikes being stored that are associated with your unit that you do not use. Please be sure to “tag” your bike with an identifying mark. Bikes that are unmarked/ unusable/ appear to be abandoned will be removed and donated.

Kayak Storage

Please be sure to “tag” any kayaks belonging to your unit with an identifying mark. Please note that the kayak racks on the walls near the lake are for placement of “regularly used kayaks”; if you do not use your kayak regularly, please store it in the auxiliary boat lot.

Reminders

Please be sure to keep your dogs on a leash while outside of your unit. Please remember that there is only 1 item per unit permitted to be parked in the auxiliary boat lot at any one time! Also be sure that your trailer parked in the auxiliary lot has current registration with the State of Colorado and is properly marked with the official Anchorage West sticker or risk being towed. If you are planning a remodel of your unit, you are REQUIRED to notify the Board of Directors; this helps to protect your interest and the interest of your neighbors. Please be sure that a copy of the Anchorage West House Rules are available in your unit for renters and guests to view; it is the owner's responsibility to ensure that their unit occupants are familiar with the rules.

Association Documents

Please remember that all Anchorage West Association documents are on line at http://www.srghoa.com/hoa_anchorage_west.html

Feel free to contact Summit Resort Group at 970-468-9137 or any of the Board members should you have any questions!

Sincerely,

Anchorage West Association