

**ANCHORAGE CONDOMINIUM ASSOCIATION
BOARD MEETING
May 14, 2019**

I. CALL MEETING TO ORDER

The Meeting was called to order at 4:01 pm in the SRG office.

Jeff O'Neil attended in person. Larry Bruner, Ned Calonge, Ken Richardson, and Kathi Martinez attended via teleconference. A quorum was present. Representing Summit Resort Group was Katie Kuhn and Kevin Lovett.

Richard Crabtree was also present.

II. APPROVE MINUTES FROM MAY 11, 2018 BOARD MEETING

The minutes from the May 11, 2018 Board meeting were reviewed. Jeff made a motion to approve the minutes as written. Ken seconded and the motion carried.

III. FINANCIAL REPORT

SRG reported on year to date financials as follows:

March 31, 2019 close financials – attached. They report:

\$27,993 in Operating

\$22,824 in Reserves

March close P & L vs budget reports that we close the month \$2,541 under budget in operating expenses.

The areas with notable overage are:

- Snow removal - \$1,946 under
- Gas - \$1,581 under
- Insurance deductible - \$5,000 under
- Pool and hot tub expense - \$1,598 over
- Landscaping expense - \$3,210 over

All reserve contributions have been made to date.

All owners are current on dues and special assessments. An owner requested their late fees be waived, but the request was denied. There were other owners who were late and paid their late fees, so the Board didn't think it would be fair. They also commented that the assessment was due in September and late fees weren't assessed for several months after the due date.

IV. MANAGING AGENT'S REPORT

SRG gave the following Managing Agents report:

Completed Items

- Dryer vent cleaning
- Gutter and heat tape installed and hooked up
- Fireplace inspections
- Annual fire extinguisher inspection

- Zone valves replaced in multiple units
- Annual backflow testing done and submitted to county
- Snow haul off and scrape down
- Leak detection done on pool – no leak found
- Hot tub cover repairs
- New sump pump purchased to drain spa and pool
- Large upper bed cleared of dead growth and debris
- Manager unit repairs
- Pool sandblasted
- Annual roof maintenance
- Valve and pilot burner for boiler replaced

Report / Pending Items

- The HB 1254- Annual Fee Disclosure was reviewed.

Actions Via Email

Jeff made a motion to ratify the following actions via email:

- 8/8/18 Pool Leak Detection (approved)
- 8/23/18 Roof inspection (approved)
- 3/8/19 Insurance Renewal (approved)
- 4/2/19 Budget (approved)

Larry seconded and the motion carried.

V. OLD BUSINESS

- Pool resurfacing is scheduled for the weekend of the 18th and 19th, weather dependent. Two pool lights have been purchases, and an electrician will work on the installation. The Board noted that the pool lights have never worked to their knowledge.

VI. NEW BUSINESS

- The 2019 annual meeting notice documents were reviewed and approved. Katie will mail and email out. The annual is scheduled for June 8th at 10am, at Dillon Town Hall.
- There is an issue with many dryer vents. The vent lines are different shapes and sizes, which make it difficult to clean. There's also no access to the lines, which makes repairing them difficult. In one stack, a camera showed that the vent lines had disconnected, which was the cause for other units getting dryer exhaust in their laundry closets. Richard Crabtree has a one-way flapper on his dryer vent, which has solved the issue in his unit. Another option is a vent that is wall mounted, that filters the dryer exhaust. Consider it Done can install one of these for \$250. The Board voted to try the flapper valve in unit 12, and the in-unit vent in unit 51.

- The annual roof inspection by Turner Morris will cost \$3,419. This includes the inspection, caulking, and gutter clean outs. There aren't other contractors who can do the inspection, because the roof is still under Turner Morris's warranty.
- The Board approved light post replacement for \$1,000.
- Fence gate repairs were approved for \$950.
- Richard noted that Alpine Pools was concerned about the condition of the pool decking, as the cracking can negatively impact the pool itself.
- Richard suggested adding a fireplace ash can in the dumpster area, since some people dispose of hot ashes in the actual dumpster. SRG will arrange for this.

VII. NEXT MEETING DATE

The next Board meeting will follow the annual owner meeting on June 8, 2019 after the annual meeting.

VIII. ADJOURNMENT

With no further business, a motion was made and seconded to adjourn the meeting at 5:09 p.m.

Approved By: _____ Date: _____
Board Member Approval