

**ANCHORAGE EAST CONDOMINIUM ASSOCIATION
ANNUAL MEETING MEETING MINUTES
JUNE 19, 2004**

I. CALL TO ORDER

The meeting was called to order by President Brad Odekirk at 9:10am. Owners present were:

11 – Tom Ekerstrand	46 – Joe and Laverne Darr	54 – Richard Capek
12 – Ronald and Ellen Laub	34 – Ann Grady	
22 – Virginia Bowman	36 – Brad Odekirk	
26 – James and Dorothy Cover	44 – Cathleen Van Buskirk	
33 – Larry and Karen Brunner	24 – Jay Budnick	

Represented by Proxy were the following units:
13, 15, 41, 42, 43

With sixteen owners present in person and by proxy, a quorum was reached. Natrisha H. Williams and Chris Trettel were present on behalf of ResortQuest.

II. PROOF OF NOTICE

In accordance with the declarations and bylaws of Anchorage Condominiums, notice of the meeting was sent to all owners.

III. REVIEW MINUTES OF 2003 ANNUAL MEETING

The minutes were approved unanimously as is.

IV. TREASURE’S / FINANCIAL REPORT:

Natrisha H. Williams presented the financial review as of May 31, 2004. Current assets as of this date totaled \$37,261.90 with \$32000 after payables. Item of note that was over budget was heating. This was over budget due to underground heating system repairs, replacement and inspections. Income statement was explained and reviewed. It was added that Anchorage East looked good financially. No dues increases or management fee increases were needed or scheduled. With no questions, the financial report was approved.

V. MANAGING AGENT’S REPORT

Brad Odekirk introduced Natrisha Williams as the new property administrator for the Association. Chris Trettel was introduced as the new property manager for the property. ResortQuest has brought unit back to order after Ron left, replaced carpets, repainted, labor and material cost of \$ 1770 paid by Resort Quest. Chris will dedicate approx. 20 hours/ week to Anchorage East as outlined in the present contract. He can be reached at 970- 470-5169.

Chris addressed issues with pool pump, agreed to daily tests of chemical levels to prevent damage of heat exchanger. Chris’s days off are Friday and Saturday. Rob Carter will provide a back-up cover. Natrisha agreed to distribute his phone number to all units. Brooke is now the Director of Operations for Keystone and Dillon, in

charge of in unit housekeeping, maintenance and rental issues. She is no longer directly involved with Associations.

VI. NEW BUSINESS

Brad and Natrisha discussed upcoming issues. These included re-wiring of the complex and bringing gas to all units for gas fireplaces. Brad explained that Comcast would rewire the complex at a cost of \$75/ unit. There will be 2 hookups, one in the living room and one in a bedroom. This will allow owners to hook up DSL high speed internet access and will provide better reception. There are some technical difficulties such as the concrete and cement material. Debra from Comcast will be getting back to Brad with a final number.

Gas Fireplaces – Brad and Natrisha went through and explained the difficulty and cost of bringing gas to the units. The total cost would be a minimum of \$50000 which would not include running the gas lines to each individual unit. There are environmental and property value advantages to adding gas but the subject was dropped for the moment due to financial constraints.

Rental Issues – Due to complaints regarding noise, parking and trash, Chris agreed to distribute copies of house rules to every unit. There was also a discussion regarding dogs being on leash on property for owners, renters, guests. Run for dog is at the east of building towards lake. Chris also agreed to take care of flowers and trees on the property and clean boiling room and closets.

East Wall Issues: It was agreed that this area should be landscaped due to erosion, trees growing into wall, etc.

Roof Issues: It was agreed that roofs would be inspected for leaks.

Heating Issues: Units with any problems should contact Tom Hill and/ or Chris. Chris agreed to check units once/ week in winter, twice in month in summer to check for leaks, flush toilets, run water. Chris doesn't check fire extinguishers in units, only exterior ones.

A motion was made, seconded and approved to keep the pool open late on Summer Weekends. Weather permitting, the pool should be open on weekends through September and closed during the week.

A motion was made to honor Brad for his work. Special thanks were given for his time spent taking care of the property and meeting and working with contractors. A motion was made to reimburse Brad for work that was above and beyond the scope of a board member. This would be done by reducing his monthly HOA dues to half. This would not be transferable to the next President of the Board or a new owner.

A motion was made and approved to keep the apartment for the next resident manager.

VII. RATIFY ACTIONS OF THE BOARD FOR THE PREVIOUS YEAR

All board actions from the previous year were ratified.

VIII. NEXT MEETING DATE

The next meeting date was set for June 18, 2005.

IX. ADJOURNMENT

The meeting was adjourned at 10:59am.

Approved By _____ Date: _____

Please Note: Since the annual meeting, Rob Carter has become the new manager. His days off are Wednesdays and Thursdays. Chris Trettel serves as back up manager on Wednesdays and Thursdays.

Rob Carter may be reached at 970 470 5168.