

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 15<sup>th</sup>

Get specs to Breckenridge Mechanical, Hilco, Mid- County and other

Bids to be received by November 25<sup>th</sup>

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 3<sup>rd</sup> 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. 15<sup>th</sup>)

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 reinforcedIs 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 3<sup>rd</sup>.
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.