

MINUTES OF THE BOARD MEETING
OF THE ANCHORAGE WEST ASSOCIATION
Major Project meeting Update
Conference Call

August 10, 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, August 10, 2005, there were present: President, Gordon Abrams, and Directors James Sebben, Bruce Douglas and Roy Topping from the current Board of Directors. Also present were Kevin Lovett and Peter Schutz for Summit Resort Group.

1. Minutes from the July 27, 2005 conference call approved.
2. Railings –Excerpt from report “*As reported previously, due to support difficulties and the condition of the current wood where it is connected to the metal brackets, the original bid of \$7500 (with the stipulation that unforeseen items would be reported and billed additionally) was modified to a time and materials expense with a not to exceed expense of \$15,000 and a goal to keep expenses below \$12,000. Wood N It Be Nice Construction will report on their expenses, both time and material, at regular intervals. Other bids received were \$12k and \$14k both contractors were called after the support problem was discovered and neither contractor noticed out of the ordinary support difficulties but did report after that they could see how “a can of worms” could unfold. After meeting on site and reviewing the sample deck plan, we feel that Wood Nit Be Nice will complete the job to meet our expectations and although the original bid of \$7500 will be exceeded, we are confident that we will remain in line with the \$12k budget figure. All railings will be complete by the last week of August, in time for the painter to complete (this has been verified with the painter). The general hourly rate charged by Wood N It Be Nice is \$65 per hour with a general mark up of 10-15% on materials. Approximately 5 men are working on the project.*”
3. Cable –Excerpt from report “– *the cable upgrade was planned to begin August 9, 2005 with a completion date of 2 weeks after start up. The start date has been pushed back to August 15th with a planned completion date of the last week in August. All materials are ordered and in, and the number of planned crew members has doubled. The plan is to complete the cable and conduit install before the painters paint the areas receiving the cable / conduit install. The dates have been cleared with the painters. Due to the individuality of all units and the individuality of the owners desires in the units, the cable crew will run the cable as discretely as possible to the single living room outlet as planned. Any units that have hard wood flooring or other restrictions will have the cable run to the unit and the final routing will be dependent on the owner’s wishes*”

Management instructed to post notice on doors requesting that owners unlock and clear out the storage units to allow access to the bldg. side wall. Management instructed to work with Comcast to identify which bldgs. will be rewired on which days.

4. Flashing – Excerpt from report “*Turner Morris has provided an additional bid to remove and reinstall all of the metal flashing at the eaves of the bldgs. This will be done in efforts to have uniform color, long lasting (requiring no painting) flashing throughout the entire complex. Turner Morris will order and begin as soon as the color is chosen. The additional cost of the additional flashing removal and install is \$3264; bringing the total roof expense to \$18,680*”

Additional flashing approved.

Color of flashing, Shasta White, approved.

4A. Heat strip installation- Excerpt from report – “*1. Heat strip installation – Currently, we have 2 “roof structures” built over the sidewalks in front of the North and South bldgs. These are in place to prevent icicles from falling off of the roof and injury. Turner Morris has prepared a proposal to install heat strips in efforts to eventually remove the roof structures.*”

Proposal and cost, not yet submitted. Tabled for future discussion.

5. Painting – Excerpt from report “– *Certa Pro Painters has completed all of the railing preparation; adequate sanding and scraping is complete. Good feedback received from owners thus far. Kenitex repairs are to follow and prep and painting to begin on the east facing (opposite side from the lake) next week (after color is chosen). Painting contractor has been notified of the railing and cable install date push backs and has no problem with them. Many other areas to start on. Obviously, the window install will be complete after the painters are finished; any touch up painting needed around the windows due to removal and install, will be billed additionally*

Management instructed to:

Tell painters to pull all loose or popping nails

Report to board on type of paint – send board paint specs and warranty info

Ask painters if acid etching will be completed on stucco

6. Windows – Excerpt from report “– *Proposal from Home Pride Construction has been accepted. Point of contact, Rich Fowler. Single hung, vinyl replacement windows to meet summit county bldg. code. Total cost, \$50,764. Contractor visit to measure windows and start date pending. Completion date pending.*”

7. Boilers – Excerpt from report- “*Specs to be completed by Sept. 15th; Boiler / heating system design review by AWA HOA Board and verify all Electrical and venting work is included in the work to be completed in each boiler room; Specs to contractors immediately after, bids to be received by Nov. 25th; review proposals; replacement to begin April 2006.*

Boiler log – electronic log book documenting repairs – pending “

8. Contractor follow up and cleanup – to be completed daily
9. Seal coating and striping – Excerpt from report “*lower lot and boat lot complete. Upper lot around bldg. scheduled for Thursday August 11th. Striping – tentatively scheduled for Tuesday August 16th –weather and occupancy dependant.*”
10. Miscellaneous –Excerpts from report
 - “*Misc. – hot tub cover – Original order with Maximum Comfort Pool and spas has come back uncompletable due to manufacturer unable to create. That makes four sources unable to create; Rocky Mtn Hot Tubs, Lindell spas, Heavenly times and Max Comfort. Last option is Seattle Hot Tub Covers, they require 50% down on the approx. cost of \$1200. They are not local (Seattle based)*”
 - Peter Schutz to give new hot tub cover lead to Kevin; after source and cost is found, review with board to determine if estimated fuel savings outweigh the costs of the cover..
 - “*Unit 132 broken window – Window reportedly broken 3 years ago from a zone valve leak and repairs to follow. Owner requests that we repair.*”
 - Get costs of window replacement and source to board; then replace.

 - “*Notice to owners re: bike removal from shed – Letter to owners requesting that all bikes are removed from shed to go out with next owner mailing. All remaining bikes as of October 1st will be removed.*”
11. Invoices
 - Certa Pro Painters invoice, \$10k approved
 - Wood N It Be Nice invoice, not approved until project complete; Roy Topping and Management to complete inspection and sign off before check is cut.
12. New concrete steps
 - Initial discussion and project idea presentation; table until other major project costs are better known.
13. Staffing – New on site manager plans are in discussion phase. Gordon Abrams to continue discussions with Anchorage East President and Peter Schutz.
14. Management instructed to bring current major cost summary to next meeting.
15. Assessment option mailing – To go out with next owner dues statement; end of August.
16. Adjourned at 8:15 p.m.