

**ANCHORAGE CONDOMINIUM ASSOCIATION
BOARD MEETING
September 11, 2009**

Sewer Line Repair Meeting

I. Call To Order

The Meeting was called to order at 5:05 in the SRG office.

Richard Crabtree, Candy Cole and Jeff O’Neil attended in person. Larry Bruner and Florrie Katchen attended via telephone. Tom Hill from Hilco, General Contractor for Sewer Line Repair Project, was present along with Kevin Lovett and Peter Schutz from Summit Resort Group.

II. Project Overview

Kevin Lovett provided project history and overview. The sewer line (labelled B on map) coming from the unit 34 stack and up (bldg 3), has been compromised (cracked) for at least the past 1 ½ years. This line has been “kept open” by frequent jetting, but experts do not believe that jetting is a long range solution and state repair is an eventual must to keep this bldg. in working condition. Ace Sewer and Drain gave us a ballpark figure of \$10k to repair this broken line. In summer of 2009, the Board and SRG noticed substantial ground sinking in the lawns near the sewer line for both bldgs.3 and 4. This lead to additional investigation (with sewer line cameras) which determined that there were additional compromises in the sewer lines coming from both stacks of units in bldgs 3 and 4. The existing sewer lines (please see attached map – solid lines show existing sewer lines, dashed lines show planned re route of sewer lines) join together and connect to the main near the pool (they connect to the main at the sewer man hole cover in the pool carpet). Due to the complexity of the project, General Contractor Tom Hill was hired to coordinate the project with SRG. Tom Hill and SRG have met with 3 sewer repair contractors and obtained bids in the range of \$46,000 to complete the entire project (the magnitude of the project grew substantially with the additional need to replace the additional sewer lines of bldgs 3 and 4). All contractors have cautioned against digging near the pool as we risk the possibility of destroying the pool surface. This has caused us the need to reroute the new lines around the outside of the pool fence leaving us with the unfortunate problem of needing to gain proper fall from the bldgs to the main line. The project of gaining proper fall causes us the need to remove the existing railings on the ground floor of bldgs 3 and 4, cut the concrete on the back decks to the bldg, connect to the existing line coming from the bldgs and then repair both concrete and railings.

III. Proposal Presentation

Tom Hill presented proposals received from 3 contractors (2 Summit County and one Denver). The proposal provided by Sart’s Dirtworks was the most inclusive and preferred. The bid breakdowns included:

Excavation and sewer line work	\$25,000
Add C-900 pipe	\$2500
Concrete cutting and repair	\$5000
Railing removal	\$1100
Carpet replace (decks)	\$3231
Irrigation and new Sod	\$9500
Total	\$46,000

Discussion took place on ways to “downsize” the project and the expense. Unfortunately, the configuration of the existing sewer lines, their relation to the pool area and the difficult access to the area with heavy equipment do not lend an advantage to decreasing the scope of the work.

It was noted however that if the en emergency repair was needed, even in winter, a repair to a broken sewer line could be completed for approx \$3-\$5k.

IV. Project funding Discussion

The funding of this major project was discussed.

The total reserve balance, after the 1st half (\$30k) of the special assessment was collected and after hot water heater expenses paid, is \$13,748. The second half of the special assessment (\$30k) is due in November of 2009. As of November 2009, with no unforeseen expenses, we will have \$43,748 in the reserve account to pay for a \$46,000 project. It was stated that this is an obvious lack of funding to complete the project in 2009. It was noted that reserves will grow by \$1500 monthly with the new reserve contribution starting January 2009.

It was also pointed out that the operating balance of \$6,500 was fairly low and that a full depletion of the reserve fund may be troublesome if an emergency event were to pop up (\$5000 insurance deductible) heading into the winter season.

V. Board Conclusion

The Board discussed the practicality of completing the project in the Fall of 2009; 2 disadvantages to completing in 2009 were lack of funding and incomplete landscape repairs to the disturbed grounds for an entire winter.

Upon review, the Board agreed to move forward with the full sewer line repair project and necessary repairs in Spring of 2010. Notification will be sent to the Anchorage Owners.

The Board instructed SRG to obtain a maintenance plan from ACE Sewer and Drain to keep the sewer lines functioning for the Winter 2009-10. SRG will also implement daily security checks of the ground floor units of bldgs 3 and 4.

VI. Adjournment

The meeting adjourned at 6:20 pm.

Approved By: _____

Board Member Approval

Date: _____