

**ALYESKA EAST CONDOMINIUM ASSOCIATION, INC.
ANNUAL HOMEOWNERS' MEETING
January 28, 2017**

The meeting was called to order at 4:30 p.m. in the lobby of Alyeska East in Girdwood, Alaska.

1. ROLL CALL

<u>Present</u>		<u>Proxies</u>	
Unit#	Percentage	Unit#	Percentage
203	1.78642	110	1.78642
207	1.78642	204	1.78642
209	1.78642	206	1.94522
213	2.58039	218	1.94522
214	2.58039	219	2.58039
220	2.58039	222	2.58039
301	2.58039	C-1	3.17586
303	2.58039	C-112	1.78642
304	2.58039		
305	1.94522		
307	2.58039		
308	2.58039		
Total	27.9476		17.5891

Grand total =45.5367%

This exceeds the quorum requirement of 30%. Thus, a quorum was declared.

2. PROOF OF NOTICE

Scott Kirk read the notification of the meeting.

3. Resolution:

BE IT RESOLVED that the actions taken and transactions entered into by the incorporators, Executive Board, Directors, Officers, Property Managers (in either an official or unofficial capacity) through the date of this meeting on behalf of Alyeska East Condominium Association are FULLY RATIFIED, APPROVED, CONFIRMED AND ADOPTED by the unit owners of Alyeska East Condominium Association as actions, deeds, and transactions of Alyeska East Condominium Association.

MOTION: by Daniel Greenhalgh, seconded by Brian Kruchoski, carried unanimously

To approve the proceeding resolution

3. READING OF MINUTES OF PREVIOUS MEETING

MOTION: by Brian Kruchoski, seconded by Daniel Greenhalgh, carried unanimously

To approve the minutes as distributed.

4. REPORT OF OFFICERS

Secretary Treasurer's report - by Scott Kirk

1) As of January 28, 2017

Cash – Bank Operating	\$ 17,511	Reserves
Cash – Bank Savings	\$209,770	Paint - \$9,725
		Roof - \$213,500
		Legal - \$2,000
		LFR \$ -20,000
Total	\$227,282	\$205,178

Manager’s Report – Scott Kirk

- 1) We appreciate owners using the dues coupons as this helps prevent incorrect posting of dues.
- 2) Two parking permits have been mailed to all owners. These must be displayed on your rearview mirror to avoid towing.
- 3) Remember any alterations require prior BOD approval.
- 4) The dumpster for the building is located at the bottom of the parking lot.
- 5) We would like to encourage all owners to check smoke detectors, CO2 detectors, and suggest having a working fire extinguisher in your individual

unit. Please be aware of the potential for fire from things being too close or touching electric baseboard heaters. Electric baseboard heaters can cause fires.

- 6) Leaving ski equipment or other personal items in the hallways is against the house rules.
- 7) Please do not leave garbage in the halls or on the stairs.
- 8) Please do not prop doors open. If you see doors propped open, please close them.
- 9) We encourage owners to call us if they see any problems in the building (i.e. lights out, doors not working, problems in the laundry room, etc.).
- 10) Laundry facilities are for members, tenants, and guests only. Please discourage use of these facilities by others.
- 11) Please remember to send proof of insurance.
- 12) We have installed new Exit signs and a number of new LED emergency lights in the hallways.
- 13) The board has approved new flooring in the laundry room and some upgrades to the wax room including an exhaust vent hood.

5. REPORT OF COMMITTEES – None

6. ELECTION OF DIRECTORS

Three Board positions are available this year: The three outgoing board members all indicated they were willing to serve another term. Since there were no further nominations, the nominations were closed.

MOTION: by Kevin Stange, seconded by Gary Randall, carried unanimously

To elect Brian Kruchoski, Owen Carey and Daniel Greenhalgh as directors for 3 year terms.

Scott Kirk announced that there would be a short Board meeting immediately after the annual meeting.

7. OLD BUSINESS-none

8. NEW BUSINESS

- 1) Budget – Scott Kirk asked if there were any questions regarding the budget.

MOTION: by Gary Randall, seconded by Brian Kruchoski, carried unanimously

To ratify the budget.

2) Tax resolution - Scott Kirk explained that the adoption of this resolution is necessary to avoid a possible tax liability.

Resolution: “Be it resolved that the excess of revenues over expenses for the Alyeska East Condominium be applied as a credit against subsequent year’s operation.”

MOTION: by Daniel Greenhalgh, seconded by Brian Kruchoski, carried unanimously

To approve the tax resolution.

3) Insurance Resolution-

Resolution: “Be it resolved that the Alyeska East Condominium Association requires all owners to carry their own Condominium Homeowner’s Policy.”

MOTION: by Brian Kruchoski, seconded by Coleman Cutchins, carried unanimously

To approve the Insurance Resolution.

Comments from owners:

9. ADJOURNMENT

There being no further business, it was moved, seconded and carried to adjourn the meeting at 5:15p.m.

Respectfully submitted,

Scott Kirk.
Recording Secretary

ALYESKA EAST CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
January 28, 2017

The meeting was called to order at 5:30 p.m.

ROLL CALL: Present- Brian Kruchoski, Daniel Greenhalgh, Owen Carey, George Derrick, Brad VonWichman

QUORUM: A quorum was declared.

NEW BUSINESS:

1) The following officers were elected

President- Brian Kruchoski

Vice president- Daniel Greenhalgh

Secretary-George Derrick

Treasurer- Corey Kemp

Recording Secretary- Scott Kirk

2) Entry Door rekey- The Board instructed management to proceed with having the entry doors re-keyed. Key will be sent out two weeks before re-key.

3) Window cleaning- The Board authorized management to contract to have the high exterior windows professionally cleaned. A notice will be sent out if individual owners would like to have their interior windows cleaned while contractor is here.

SET DATE OF NEXT MEETING: Management will contact Board members as necessary.

ADJOURNMENT: It was moved, seconded and carried to adjourn the meeting at 6:00 p.m.

Respectfully submitted,

Scott Kirk

Recording secretary

cc: file

Mailed to owners _____