

**ALYESKA EAST CONDOMINIUM ASSOCIATION, INC.  
ANNUAL HOMEOWNERS' MEETING  
February 9, 2013**

The meeting was called to order at 4:39 p.m. in the lobby of Alyeska East in Girdwood, Alaska.

**1. ROLL CALL**

<u>Present</u>		<u>Proxies</u>	
Unit#	Percentage	Unit#	Percentage
102	1.94522		
110	1.78642	106	1.78642
203	1.78642	218	1.94522
204	1.78642		
206	1.94522		
209	1.78642		
213	2.58039		
214	2.58039		
219	2.58039		
220	2.58039		
221	2.58039		
222	2.58039		
301	2.58039		
302	2.58039		
303	2.58039		
304	2.58039		
306	1.94522		
308	2.58039		
C-1	3.17586		
C-2	3.17586		
C-3	2.3819		
C-105	1.78642		
C-112	1.78642		
<b>Total</b>	<b>53.67209</b>		<b>3.73164</b>

Grand total =57.40373 %

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. READING OF MINUTES OF PREVIOUS MEETING

**MOTION:** Mike Flynn, seconded by Owen Carey, carried unanimously

To approve the minutes as distributed.

## 4. REPORT OF OFFICERS

### Presidents Report

Reserved parking is available all the way down to Olympic Mtn. Loop. There is usually parking available in the lower lot area. Some cars with permits were tagged by hotel security inadvertently. Di Hibner said replacement tags are available in the mountain operations building (between East and the Day Lodge).

### Secretary Treasurer's report - by Scott Kirk

1) As of February 9, 2013

Cash – Bank Operating	\$ 1,626	<b>Reserves</b>
Cash – Bank Savings	\$57,533	Paint - \$43,725
		Roof - \$42,500
		Legal - \$2,000
		LFR- -35,047
<b>Total</b>	<b>\$59,160</b>	<b>\$53,177</b>

### 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) We are now using two dumpsters located at the maintenance lot on the other side of the Resort's office building.
- 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) We have had numerous complaints recently of children running and playing noisily in the halls. Please ask them to slow down and try not to disturb others.
- 7) Leaving ski equipment or other personal items in the hallways is against the house rules.
- 8) Please do not leave garbage in the halls or on the stairs.
- 9) Please do not prop doors open. If you see doors propped open, please close them.
- 10) 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.).
- 11) Laundry facilities are for members, tenants, and guests only. Please discourage use of these facilities by others.
- 12) Please remember to send proof of insurance.
- 13) The Board has approved replacing two sections of the pitched roofs.
- 14) New end entry doors are scheduled to be installed next week.
- 15) [www.alyeskaeast.org](http://www.alyeskaeast.org) is the association's web site.

## **5. REPORT OF COMMITTEES –**

Lobby- New art work is in place in the lobby. Thanks to Daniel Greenhalgh for your work. Daniel intends on painting the lobby walls a light grey to accent the photos.

## **6. ELECTION OF DIRECTORS**

Three Board positions are available this year.

The floor was opened for nominations.

The following owners were nominated:

- 1) Brad Von Wichman
- 2) Rochene Hellen
- 3) Mike Flynn

Since there were no further nominations, the nominations were closed.

**MOTION:** by Bryan Kruchoski, seconded by Owen Carey, carried unanimously

To elect the nominees as directors.

The membership discussed adding a Board member at large.

**MOTION:** by Bryan Kruchoski, seconded by Owen Carey, carried unanimously

To elect Corey Kemp and \* Derrick Mackie as a Board members at large.

\*corrected 02/27/13

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

## **7. OLD BUSINESS-**

Interior ceilings- If you had some of your ceiling board replaced by the roofers and would like to have the ceiling painted, please call Scott.

Bylaw revision- The board has determined that a revision in the bylaws is not needed at this time.

## **8. NEW BUSINESS**

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

**MOTION:** by Mike Flynn, seconded by Brad VonWichman, 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 Leslie Randall seconded by Daniel Greenhalgh, 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 Mike Flynn, carried unanimously

To approve the Insurance Resolution.

4) Architectural Committee-

There was discussion on how important it is that we improve the appearance of the building and insist on consequences to not following the bylaws. The committee will draw up a master plan for the building and for those who did not get approval from the board will be required to make their own changes. An example is that the windows and door openings need to be uniform. Any changes that were made without board approval will need to be returned to the original openings. It is possible to make the trim thicker to hide the larger windows. The wrong colored vinyl will have to be painted. The contractor will inspect those tenants who have no replaced their windows to be sure that the windows are not affecting the integrity of the building.

The committee will be making an amendment to the bylaws on how the building exterior should be maintained. For example, a policy to replace solid door on deck to full light door. It will also be recommended that windows should be beige vinyl or wood, instead of white. The Board needs to decide if we are going to replace the white vinyl, which was approved by the Board.

#### 5) Exterior

A contractor, Benchmark, was given the assignment of looking at the building to determine what upgrades need to be done at this time. The assessment is available on the website or is available by pdf from Scott. They made several change suggestions, new paint colors, put back the original Bavarian style decks and accents underneath the awnings.

These changes will cost approximately \$250,000. Some exterior work must be done this summer. We must paint under each roof. We would like to change the parapets to match the roof to hang over and add accents. We are hoping to do much of it this summer. We have to finish the small roofs, paint the wood from last year. We can do it piece meal or we could do it all at once and it will be more cost effective. Most of it is work that has to be done.

The committee is hoping to get a plan together by the end of this month to start getting bids from contractors.

The plan is to pay off the \$250,000 for 6 quarters using reserves to off- set the initial costs. An estimate of costs for middle size unit, \$810, two-bedrooms \$1,075, quarterly in addition to the regular dues. It is not an option to do nothing. The longer we delay the worse the paint is going to become.

**MOTION:** by Brian Kruchoski, seconded by Owen Carey, carried unanimously

For the special assessment not to exceed \$250,000 for the exterior rehabilitation project.

The priority of repairs will be determined by contractor and exterior committee and approved by board; paint, decks, trim, shakes, windows, rain catchers and doors.

Flat roofs were done 10 years ago so we are waiting to see how they hold up. We need to get a plan together so we know when and what to replace. Do we want to have such huge reserves that are not making interest? Most of us can afford extra assessment. Exterior will have scuppers for flat roofs.

After inventory of building we will put together a list of those who are out of compliance and will give them notice that they need to make repairs. The board will make steps to bring them back into compliance at the most cost effective method.

**Comments from owners:**

- 1) The dumpster needs a handle to lift the lid.
  
- 2) There was a long discussion about making Alyeska East a non-smoking building and the problems with smoking. Board will add an amendment to the house rules "Noxious odors like smoking that leave your unit is prohibited and subject to a fine." In addition to these new rules, the board encourages all tenants to read the meeting minutes, and check the website for updates on the exterior plans. Alyeska East requires that you have CO and fire detectors, a fire extinguisher, a valid parking pass and cages on your sprinklers.

**9. ADJOURNMENT**

There being no further business, it was moved, seconded and carried to adjourn the meeting at 6:20 p.m.

Respectfully submitted,

Alyeska East BOD

Mailed to owners 02/20/2013