

**ALYESKA EAST CONDOMINIUM ASSOCIATION, INC.  
ANNUAL HOMEOWNERS' MEETING  
February 6, 2021**

The meeting was called to order at 5:00 p.m. via Zoom

**1. ROLL CALL**

<u>Present</u>		<u>Proxies</u>	
Unit#	Percentage	Unit#	Percentage
108	1.94522	215	2.58039
203	1.78642	218	2.58039
204	1.94522	C-1	3.17586
206	1.94522	C-105	1.78642
209	1.78642		
213	2.58039		
214	2.58039		
217	1.94522		
219	2.58039		
220	2.58039		
222	2.58039		
C-112	1.78642		
<b>Total</b>	<b>26.04209</b>		<b>10.12306</b>

Grand total = 36.16515 %

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 Brad VonWichman, seconded by Owen Carey, carried unanimously

To approve the proceeding resolution

### 3. READING OF MINUTES OF PREVIOUS MEETING

**MOTION:** by Brian Kruchoski, seconded by Corey Kemp, carried unanimously

To approve the minutes as distributed.

### 4. REPORT OF OFFICERS

#### Presidents Report- Bryan Kruchoski

We have installed a new valve for the dry system part of the sprinkler and have added a new monitored flow alarm for the sprinkler system.

There was a smoke incident a couple of weeks ago that the fire department responded to. We discovered someone had overloaded a washing machine burning out the belt and pump. We added a smoke detector the laundry room and replaced the other two in the first floor hallway.

The extended roof beam between units 219&221has significant rot that we will address this spring. We will have the others closely inspected and may consider cutting them back to the roof edge.

The landscaping at the creek end of the building turned out nice. We will continue cutting back the alders this spring.

We are considering sprucing up the wax room with new paint, a ski rack and some shelves. The wax room gets a lot of use and we ask everyone to clean up after yourself.

We ask everyone to follow CDC guidelines while at the building regarding wearing masks, social distancing and limiting gatherings.

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

1) As of February 6, 2021

Cash – Bank Operating	\$ 16,361	<b>Reserves</b>
Cash – Bank Savings	\$170,672	Paint - \$9,725
		Roof - \$240,916
		Legal - \$2,000
		LFR \$-87,317
<b>Total</b>	<b>\$187,033</b>	<b>\$165,324</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) 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.

**5. REPORT OF COMMITTEES – None**

**6. ELECTION OF DIRECTORS**

Two Board positions are available this year: Mackie Derrick and Monica Severson's terms are up and both offered to serve again and were nominated from the floor.

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

To elect Monica Severson and Mackie Derrick 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 Randal, seconded by Corey Kemp, carried unanimously

To ratify the budget.

2) Tax resolution - Scott Kirk explained that the adoption of this resolution is necessary to avoid any 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 Brad VonWichman, seconded by Cory Kemp, 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 Cory Kemp, seconded by Brian Kruchoski, carried unanimously

To approve the Insurance Resolution.

**Comments from owners:**

Owner requested a trash can at south end of building.

**9. ADJOURNMENT**

There being no further business, it was moved, seconded and carried to adjourn the meeting at 5:46 p.m.

Respectfully submitted,

Scott Kirk.

Recording Secretary  
**ALYESKA EAST CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**February 6, 2021**

The meeting was called to order at 6:00 p.m.

**ROLL CALL:** Present-

**QUORUM:** A quorum was declared.

**NEW BUSINESS:**

- 1) The following officers were elected  
President-Brian Kruchoski  
Vice president-Monica Severson  
Secretary- Mackie Derrick  
Treasurer-Cory Kemp  
Recording Secretary- Scott Kirk

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

**ADJOURNMENT:** It was moved, seconded and carried to adjourn the meeting at 6:15 p.m.

Respectfully submitted,

Scott Kirk  
Recording secretary  
cc: file  
Mailed to owners \_\_\_\_\_