

**ALYESKA EAST CONDOMINIUM ASSOCIATION, INC.  
ANNUAL HOMEOWNERS' MEETING  
February 8, 2020**

The meeting was called to order at 5:00 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	203	1.78642
106	1.78642	207	1.78642
110	1.78642	215	2.58039
204	1.78642	216	2.58039
205	1.94522	221	2.58039
206	1.94522	301	2.58039
209	1.78642	C-1	3.17586
213	2.58039	C-105	1.78642
214	2.58039		
217	1.94522		
219	2.58039		
220	2.58039		
222	2.58039		
302	2.58039		
303	2.58039		
304	2.58039		
305	1.94522		
307	2.58039		
308	2.58039		
C-2	3.17586		
C-3	2.3819		
C-107	1.94522		
C-109	1.94522		
C-111	1.78642		
C-112	1.78642		
<b>Total</b>	<b>55.69672</b>		<b>18.85668</b>

Grand total =74.5534%

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 George Derrick, seconded by Owen Carey, carried unanimously

To approve the proceeding resolution

## **3. READING OF MINUTES OF PREVIOUS MEETING**

MOTION: by Monica Severson, seconded by Brian Kruchoski, carried unanimously

To approve the minutes as distributed.

## **4. REPORT OF OFFICERS**

### **Presidents Report- Bryan Kruchoski**

We had a productive year, amended& restated the Declarations. This requires an affirmative vote of at least 70% of voting members to ratify. The deck project is mostly complete. They have a few minor finishing touches they will do this spring. We intend to stain the new deck pickets and touch up the building paint this year.

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

1) As of February 2, 2019

Cash – Bank Operating	\$ 8,056.24	<b>Reserves</b>
Cash – Bank Savings	\$140,427.87	Paint - \$9,725
		Roof - \$240,916
		Legal - \$2,000
		LFR -117,329.42
<b>Total</b>	<b>\$148,484.11</b>	<b>\$135,312</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**

Three Board positions are available this year: Brian Kruchoski, Daniel Greenhalgh, and Owen Carey’s terms are up and all offered to serve again and were nominated from the floor.

**MOTION:** by Larry Daniels, seconded by Monica Severson, carried unanimously

To elect Brian Kruchoski, Daniel Greenhalgh, and Owen Carey 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 George Derrick, seconded by Lisa Hauger, 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 Kevin Stange, seconded by Alex VonWichman, 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 Monica Severson, seconded by Alex VonWichman, carried unanimously

To approve the Insurance Resolution.

4) Amended and Restated Declarations- Members were given the opportunity to review the Amended Declarations via the associations web site. Scott Kirk reported that with members in attendance and proxies, we have over 70% of available votes.

MOTION: by Brian Kruchoski, seconded by Monica Severson, carried unanimously

To replace the current Declarations for Alyeska East Condominiums with the Amended and Restated Declarations of Alyeska East Condominiums.

**Comments from owners:**

1) An owner requested we attach high visibility building numbers on the outside of the 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 8 2020**

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

**ROLL CALL:** Present- Brian Kruchoski, Owen Carey, Brad VonWichman Monica Severson and George Derrick

**QUORUM:** A quorum was declared.

**NEW BUSINESS:**

- 1) The following officers were elected  
President-Brian Kruchoski  
Vice president-Daniel Greenhalgh  
Secretary-George 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 \_\_\_\_\_