

ALYESKA EAST CONDOMINIUM ASSOCIATION, INC.
ANNUAL HOMEOWNERS' MEETING
February 12, 2022

The meeting was called to order at 4:00 p.m. via Zoom

1. ROLL CALL

<u>Present</u>		<u>Proxies</u>	
Unit#	Percentage	Unit#	Percentage
102	1.94522		
108	1.94522	218	2.58039
110	1.78642	C-1	3.17586
204	1.78642		
206	1.94522		
209	1.78642		
213	2.58039		
214	2.58039		
217	1.94522		
219	2.58039		
220	2.58039		
221	2.58039		
222	2.58039		
302	2.58039		
303	2.58039		
305	1.94522		
308	2.58039		
307	2.58039		
C-2	3.17586		
C-3	2.3819		
C-103	1.78642		
C-105	1.78642		
Total	50.01986		5.75628

Grand total = 55.77614 %

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 Brian Kruchoski, seconded by Monica Severson, carried unanimously

To approve the proceeding resolution

3. READING OF MINUTES OF PREVIOUS MEETING

MOTION: by Brian Kruchoski, seconded by Brad VonWichman, carried unanimously

To approve the minutes as distributed.

4. REPORT OF OFFICERS**Presidents Report- Bryan Kruchoski**

This past year, we have continued with upgrades to our fire system which included a new panel, compressor and cellular dialer. The exposed beam between units 220 and 221 has been replaced. Landscaping project at the end of the building completed. We met with representatives of the hotel and discussed parking enforcement in the restricted parking lot at the end of our building. It has seemed to be easier to find parking.

Secretary Treasurer's report - by Scott Kirk

1) As of February 12, 2022

Cash – Bank Operating	\$ 4,379	Reserves
Cash – Bank Savings	\$190,761	Paint - \$9,725
		Roof - \$240,916
		Legal - \$2,000
		LFR \$-67,317
Total	\$187,033	\$185,324

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 are only for the Bakeshop lot ONLY, and will be discontinued next year. Permits for the Business Office lot on the south side of the building must be picked up at the

Business Office between our condos and the Daylodge. (One permit per Unit).

- 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: Brad VonWichman and Corey Kemp's terms are up and both offered to serve again and were nominated from the floor.

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

To elect Brad VonWichman and Corey Kemp 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 – Corey Kemp answered a few questions on the budget. Explained that we are working on getting our reserve account up to \$250,000 in two years.

MOTION: by Corey Kemp, seconded by Monica Severson, 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 Monica Severson, 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 Brad VonWichman, seconded by Brian Kruchoski, carried unanimously

To approve the Insurance Resolution.

Comments from owners:

An owner mentioned continued problems with Vacassa units. People with dogs, trash bags in hall etc. Another owner mentioned that there is a new manager of Vacassa and they seem to be doing a better job.

9. ADJOURNMENT

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

Respectfully submitted,

DocuSigned by:

Scott Kirk. 4985927B3BE14FF...
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

2) Management instructed to have our bank add Brian Kruchoski, Brad VonWichman and Monica Severson as signors to the operating account for the purpose of co signing checks of \$2,000 or more and for signing checks to Girdwood Realty and to have the authorized signors for the reserve account be the current board.

3) Management instructed to request insurance rate quote from a different provider.

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,

DocuSigned by:

4985927B3BE14FF...

Scott Kirk
Recording secretary

cc: file

Mailed to owners _____