

Minutes
EAST QUARTER CONDOMINIUMS
BOARD OF DIRECTORS MEETING

Wednesday, May 24, 2023

Present: Board members present were: Bill Haring, Juanita Hembree, Katy Sathers.

Excused: N/A

Call To Order: The meeting was called to order at 5:10 PM at the home of Bil Haring, 4109 Lynn Drive, #122, Anchorage, AK

Open Forum:

- N/A

Minutes From Previous Meeting: Meeting minutes for the April 12, 2023 meeting were approved.

Reports:

- The Board received the April 2023 financial reports provided by Tiffie Stewart of Snow's Management, and briefly reviewed them.
 - What checks should the Board be signing? None of the Board members have been asked to sign yet.
 - American Roofing charges should be challenged as this past Winter there were many reports of leaking. The building did not have this problem before the roof replacement.
 - The Check Register had only one item with text in the Reference column, explaining what the payment was for. The Board needs to have this column completed to understand the reason for the payout.
 - The Board noted an item for an increase in Snow's Management fee but no one recalled having this presented or discussed previously and would like to understand the history.
- It was noted that there are additional owners who are late with their dues and fines. Snow's should be following-up on these.

Unfinished Business:

- The south garage door broke April 3rd. Bids were reviewed at the April meeting and the Board asked for an updated bid from Pioneer to ensure both bids include springs that support 100,000 cycles. The updated bid from Pioneer is \$10,421.16, an increase of \$500. The bid from RAM Overhead Door is \$12,296.00. On behalf of the Board, Bil approved the repair to be scheduled with Pioneer.
- Snow's is to check whether we can use the reserve to pay for the garage door replacement / repair, since the bids are under \$13,000 (response outstanding from prior month).
- Snow's provided copies of The Articles of Incorporation, Bylaws, and Declaration of Covenants as requested by the Board. In the Condensed House Rules, it is noted that vehicles parked in the parking lot more than 30 days will be towed; recreation vehicles, including campers, boats, boat trailers, snow machines, etc. may not be parked more than 24 hours.
- The Board was not clear whether Snow's had sent the Newsletter detailing the Spring cleanup of the garage storage rooms, tire storage, and bike racks, which is to be completed by June 30. Bil left a voicemail for Pam to confirm that it was sent out. Katy volunteered to print up a flyer with details of the clean-up and to distribute the flyer to each unit.
- Many of the hall and entranceway notices (walk quietly, clean up after dogs, leaky garbage, parking in no parking zones, etc.) have been replaced, as requested by the Board, but some of the holders for the signs are still cracked and need to be replaced.

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New Business:

- Bil was notified by Snow's Management that our rep, Ana Perkins, has left Snow's. Pam Snow will be our contact until a replacement is announced. Previously Snow's agreed to attend Board meetings quarterly, via Zoom. Snow's next meeting attendance is scheduled for the Wednesday, June 21, at 5 PM.
- Upcoming regular maintenance was discussed for flushing gray water lines, exterior window washing, garage sweeping, and tree trimming. Bil will discuss these with Snow's. Our first priority is the storage, tire, and bike rack areas, followed by these other items. It was also noted that the hallways are in need of repainting.
- The next newsletter should include reminders that only electric grills (no charcoal, fuel, or hazardous devices allowed) are allowed on decks and no hazardous items should ever be stored on decks or in the garage.
- The Board will discuss deck replacement as part of the budget for next year. Bil will talk to Pam about getting a safety assessment for the existing decks.
- The Board needs A Plus Security to show us how the security monitoring works.
- The Board would like Snow's to check into obtaining a mixed-recycling bin, so that we can understand the benefit and whether there is any cost. The Board would also like to know if the Municipality has any promotions or incentives for installing a bin. It would need to be locked with a code for residents, and marked with signs so that residents do not throw trash or items not allowed in the bin.

Next Meeting: The next Board meeting is set for Wednesday, June 21, at 5 PM in Unit #113.

ADJOURNED: The meeting was adjourned at 6:20 PM.