

**ANACONDA CONDOMINIUM ASSOCIATION
MINUTES OF MEETING
BOARD OF DIRECTORS
JUNE 14, 2005**

Dick McKay, president, called the meeting to order at 10 AM per the notice distributed to all board members. The meeting was conducted by way of telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Hank Reinke

Others:

Tom Malmgren
Byran- Snowshoe Spas

Dick asked that the date for the next meeting be determined at the beginning of this meeting. All agreed to July 13, 2005 at 10 AM, for the next board meeting.

Agenda Items for discussion started with the Action Plan list.

- 1) Roof edge covering that needs to be re-glued – No action yet. Weather permitting it will be completed by the next meeting date. The roofer is to be here at Copper on Thursday to discuss this work and fine tune the bids submitted last month. One of the bids was wrong, with the roofer failing to measure the dimensions of the smaller deck.
- 2) Landscaping plan – Helen Roberts is actually at Neils Lunceford Landscaping in Silverthorne discussing the materials. Helen reported later that all work will be started right after the July 4th holiday.
- 3) Signage: Tom submitted one bid from the Sign Shoppe in Frisco. The board members agreed to look at the existing signs for content/need and also asked Tom to obtain one additional bid. It was hoped that the sign maker would be able to supply suggestions regarding needs, working, etc. A sample of the proposed materials and style will be obtained for board members to review.
- 4) Operations Manual: Dick circulated the updated manual to all board members. Most had not been able to review this latest version. Once all board members have reviewed this document, Dick asked Tom to be prepared to print a copy for each board member, the resident manager and Carbonate's office. It will be compiled in a three ring binder and updates will be provided/changed as applicable.
- 5) Hot tub replacement: Bryan from Snowshoe Spa's joined the conference call to answer questions and explain his proposal. After a lengthy discussion the board asked Bryan to provide more detailed information on a 14 foot Rio Plastics tub as well as the possibility of a 12 foot stainless steel tub. Bryan agreed to visit the site later in the week and develop more detailed information for review. The board agreed that if a 14 foot tub is the final selection, that sinking it into the deck vs. protruding above the deck would be the preference.

- 6) Once a hot tub contractor is selected we will work with a general contractor to work with to accomplish the parts of the project that the hot tub installation company does not handle.
- 7) Insurance: Tom has an insurance broker out of Glenwood Springs scheduled to submit a quote to us by mid-August. He may have one other company interested as well.
- 8) Individual (small balcony) deck floors will be painted the same color as the dark color of the exterior balcony caps. The resident manager will be hired to do this work.
- 9) Painting of interior doors and hallways will be completed by the resident Manager. The board stressed to Tom that this is an acceptable direction to proceed, but they absolutely demand quality. Preparation of the doors is of high priority, to insure a quality result.
- 10) Tom is to supply a list of heaters that have been replaced and inventory future potential needs.
- 11) Travis Construction will be contacted to see where we are on the painting representative to look at the problems discussed at the last meeting regarding the stain coming off the siding at certain locations.
- 12) Tom submitted a bid to install a gutter with heat tape across the upper roof of unit 201, above the deck door, where we periodically have some leak problems. Tom will take photos of this area and send them to the board to more clearly understand the proposal prior to approval. The bid was \$559.00 / location.
- 13) Tom reported that he has been in discussion with an alternative trash removal company. A bear proof dumpster is the primary objective discussed at the board meeting, regardless of which vendor is used.
- 14) As a follow up to information presented at the POLA meeting in Denver on June 4th, the board will be looking into establishing a website to post information that the membership can access. The posting of budgets, financial statements, minutes, association documents, rules and regulations, etc. will be considered.

Dick McKay will update the Action Plan and distribute it to the board and management.

Adjournment:

There being no further business the board adjourned at 11:50 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Richard W. McKay, President