

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
OCTOBER 4, 2005

The meeting was called to order by Dick McKay, president, at 10:00 am per the notice distributed to all board members.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum

Board Member Absent:

Hank Reinke

Others:

Tom Malmgren

Next Meeting Date:

The next board meeting will be November 1, 2005 – 10 AM.

Review of Action Plan:

Dick asked Tom to start through the action plan and provide updates to the board.

- 1) Drywall repairs/painting from roof leaks is scheduled for units 206 and 209. Painter has not provided a definite date but this should be done in the next 30 days.
- 2) New signage. Nothing has been ordered yet. Tom did not participate in the walk-around with the board when decisions were made. Tom and Ben will meet to clarify signage and get order placed.
- 3) Operations Manual has been sent to all board members (except Lee). Updates will include management agreement (once all board members have reviewed and approve). Tabs to be obtained and distributed for ease in using.
- 4) Spa investigation for planned replacement next summer: Ben Broughton reported that he did check references of the Snowshoe Hot Tub Company and found positive results from those he talked to. More investigation to follow. Ben will pursue additional information and report back at the next meeting.
- 5) Insurance renewal: Tom will obtain more information from the companies providing quotes. State Farm policy matures in December. Tom to work with Stan on answering questions, etc.
- 6) Interior painting of doors is complete. All concur additional interior painting is not necessary at present. Management to inspect chair rail and sand rough spots to eliminate splinters, etc.
- 7) Siding issues: Discussion of the status of Travis Construction efforts to move this process along. Plans by Travis to replace some of the siding, to see what will be involved and the time element to accomplish replacement of target areas has not yet happened. Tom was instructed to get with Phil Travis, confirm he received Dick's September 15th letter and try to obtain a firm commitment. Garage door siding issues will also be discussed at the same time. We have experienced problems with the siding application on the garage doors not working. Possible carriage bolts used to secure the siding has been suggested by Travis Construction. One door will be used as a sample for the board to consider as a project-wide application
- 8) Gutter/heat tape installation on the upper decks of units 201 and 206 have

been completed, with the exception of connection of heat tape to electrical source.

- 9) Tom reported that Frank in his office has locked up the domain name, Anaconda HOA.com for use as a website for the association. Dick asked Tom to have Frank initiate building the Anaconda website with a couple of photos of the complex as an introduction.
- 10) New trees at the hot tub area – This will be a next summer topic.
- 11) Letter to Copper Mountain/Intrawest regarding golf balls safety issues at the Anaconda complex, adjacent to the 8th fairway. Dick McKay sent a letter to Gary Rodgers, the new general manager of Copper with a copy to Rob Schwartz who oversees the golf course. No response to the letter, yet.
- 12) New phone books to units. Management will distribute one to each unit once the new directors are out in late November/early December.
- 13) Parking passes for the 2005-2006 season will be distributed to the membership with the annual meeting minutes prior to November 1st.
- 14) New budget adopted by the board and membership was reviewed, incorporating the 10% increase in dues. The board questioned the telephone charges in the budget, but were reminded by Tom that the conference calls that the board has been conducting is the main contributor to that line item. It was noted that with increases in energy costs being forecast for the upcoming winter we need to encourage energy conservation on all fronts. Posting notices in the garages to close the doors, keeping the hallways and common areas at lower temperatures and any conservation methods possible will be our objective. Owners will be reminded that we must try to save on energy or face further dues increases.

Other business:

Stan Sprinkle asked Tom to briefly talk about the Copper Mountain Consolidated Metropolitan District election/ballot question that will be on the November 1 election. Tom provided a brief overview that this is to increase the mill levy for operations in the general fund (primarily to help fund increases required in the fire and emergency services) but with refinancing of outstanding debt at lower interest rates the overall net effect will be a reduction in mill levy and thus taxes. All eligible electors are encouraged to vote. Attached to the minutes will be an absentee ballot application form. Only residents of Colorado who are property owners at Copper are eligible electors for special district elections.

Adjournment:

There being no further business the meeting was adjourned at 12:00 noon.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 10/4/2005

ASSIGNED TO TARGET DATE

STEPS TO BE TAKEN

- | | | | |
|---|--|--------------------|---------|
| 1 | Billy Keene is lined up to do wall and interior repairs on 206 AND 209. Ensure completion, Need bid to issue owner of unit #206 credit memo for replacement of bedroom carpet. Replace broken widow glass and/or broken screens caused by golf balls in 206, 209, and 105. | TM | 11/1/05 |
| 2 | <p>Plan and implement new building signage. All signs to be framed for better look and changed as follows:</p> <ol style="list-style-type: none"> 1. Large “Anaconda Hot Tub...” sign adjacent to hot tub replaced with new design, same language. 2. Eliminate sign on Pool equipment entry door. 3. Eliminate sign in hall opposite meeting room (100). 4. Change sign on laundry room door to say “Laundry, Sauna, Lockers & Restrooms” in new format. 5. Replace gate sign on entry to hot tub area with one saying “Anaconda Residents and Guests Only” 6. Change sign on fence area outside hot tub area “Anaconda Parking...” to new sign format with same wording. 7. “No Parking” sign on Blue Spruce Planter on building 3 replace with new style and mount so it is more obvious that they should park in front of the Blue Spruce. 8. Replace two “Anaconda parking...” signs on posts between buildings 1 and 4 with one sign labeled the same as the one on Bldg 1, and on Spa fence but in new style. 9. Replace “Anaconda Parking...” sign on Bldg 1 with new sign with same lettering. | TM/Board | 11/1/05 |
| 3 | Ops Manual completed, minor revisions needed include adding tabs and changing/adding last few section numbers to separate HOA documents. Changes to be distributed to all who received the Ops Manual. Changed pages Emailed to Tom 8/4. As part of revision, new management agreement to be sent to all Board members for review with intent to have new management agreement in place by next Board meeting. Lee will review the contract and let Board know if he has any recommendations. | TM/LR
Board | 11/1/05 |
| 4 | <p>Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated concrete or rock deck and entry. Ben to Check Snow Shoe references. Bids to be refined as follows:</p> <ol style="list-style-type: none"> 1. Insure entry concrete is replaced and heated. 2. Investigate use of heated flat rock instead of stamped concrete as main surface, similar to what Copper has done in the main Village. Lee will look into contractor that do this work and Ben will research the heated stone with Tyra. 3. Investigate desirability of concrete vs. wood enclosure. 4. Insure heating pipe included in deck/entry bid. | TM/BB/LR/
Board | 11/1/05 |

5. Have Spa bid refined to include new boiler for spa, deck and entry concrete.

Board has determined that the project will be implemented in Spring of 2006 with the aim **NOT** to borrow funds or assess.

5	Continue insurance investigation. Get bid from State Farm for comparison to Neil–Garing bid so we can make a decision. Neil-Garing should be asked : <ol style="list-style-type: none"> 1. Does bid include an inflation clause with guaranteed full coverage? 2. Is D&O coverage adequate or overpriced? 3. Add list of questions Stan will submit. (Action plan will be updated accordingly) 	TM	11/1/05
6	Interior painting completed. Deb and Ole should inspect and repair any rough surfaces on top of chair rail and similar areas as necessary.	TM	11/1/05
7	Continue identification of siding issues and seek resolution. As of 8/3/05 Hardie and Travis have inspected siding and Hardie blamed poor application of stain, and stain application company is blaming the Hardie product primed surface. Phil Travis is getting clarification on warranty stratus of stain (10yr), and trying to find stain product so he can make repairs to problem areas. Dick has received no answer from Phil re the letter sent. Determine whether Phil received letter and next steps to be taken. Add garage door issues to list of items to be resolved. See item 15 regarding siding and garage doors.	DM/TM	11/1/05
8	Installation of gutter/heat tape system to roof area above 201 and 206 completed, awaiting connection of Power for completion.	TM	11/1/05
9	Begin work and AnacondaHOA.com web site. <i>Although completion is 1/1/06, DESIGN should be started NOW so Board can begin to review and comment before site address is released for use 1/1/06 .</i> Site will allow owners and interested parties to access all HOA information whenever they wish. Such things as all HOA documents, meeting minutes, photos, and latest communications etc will be available. This site will also address new legality issues regarding access to HOA data and notification required by new Colorado law. “AnacondaHOA.com” is available “Anaconda.com or org or biz or net” is not available.	TM	1/1/06
10	Implement new trees near hot tub area during next planting season	TM	5/1/06
11	“Life safety” letter has been sent to Gary Rogers with cc to Rob Schwartz (sp?) on solutions to golf ball problem. If Copper does not solve problem, we will move towards our own solution to protect lives and property prior to next golf season. No response as of 10-04-05. Decide if certified letter is necessary if no response received by 11-1-05.	DM	11/1/05
12	Distribute New Phone Books to all units	TM	12/1/05

- | | | | |
|----|--|----------|---------|
| 13 | Distribute new color-coded parking passes for 2005/2006 and mail to the homeowners. | TM | 11/1/05 |
| 14 | Prepare updated budget for 2005/2006 fiscal year that accounts for the 10% dues increase approved by homeowners and reallocation of expenses Refurbishment Reserve to balance budget. | TM | 10/4/05 |
| 15 | Siding coming off some garage doors and some garage door hinges failing. Replace hinges as necessary, and continue to monitor for trend of hinge deterioration. Continue communications to resolve solution to garage door siding reattachment. Repair to start with door #304. Solutions include, but are not limited to zinc and black carriage bolts. With regard to the siding pre-stained siding in stock is one solution, staining new siding another. | TM/Board | 11/1/05 |
| 16 | Budget approved. Transfer \$13,000 from refurbishment to Maintenance, and keep eye on electrical costs this winter. Place signs in garage to try and limit heat useage, and make sure hall heat is policed. | TM | 11/1/05 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
 DP=Deb Pitney, BB=Ben Boughton. LR=Lee Rosenbaum, SS=Stan Sprinkle, HR= Hank reinke

NOTE: Next Board Meeting will be Tuesday November 1st, at 10AM Mountain Time