

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
April 18, 2006**

Call to Order:

Dick McKay, president, called the meeting to order at 10:05 AM, per the pre-determined meeting time and date as established at the last meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum
Hank Reinke

Other Participants:

Tom Malmgren

Date of Next Meeting:

The next meeting will occur on May 1, 2006 at 2 PM, MDT.

Action List Items Discussed:

- 1) Signs – same status as last month. All are in place but the one requiring digging a hole.
- 2) Spa Investigation – delayed to the end of the meeting allowing everyone to read the information e-mailed to all just prior to the meeting.
- 3) Siding issues with Travis Construction: Tom reported that the replacement siding was delivered about a week and a half ago (photos e-mailed to board members upon delivery receipt). Phil Travis has stated he intends to have his crews do the siding replacement work in between other projects, with the two garage doors that need to be completed as the first priority. Flashing additions to divert water will be considered on-site as the work progresses. Lee and Tom will send a letter in mid-May to create the paper trail of interactions with Travis Construction.
- 4) Tree replacement: Tom has contacted a couple of landscape companies to obtain bids for replacement of damaged trees from last falls wet snow storm.
- 5) Golf ball barrier to protect windows along the back side of building number 3: Stan and Ben have a commitment from Gary Rodgers of Copper Mountain, Inc. that this will occur prior to the golf course opening. Further follow up will continue.
- 6) Garage Door Project: The two garage doors that need to have new siding installed (as stated above) will be a priority.
- 7) Tom has committed to have the RIM system (ice melt on roof edge) installed on the sloped roof edges of unit 209 and 211, as authorized at the last meeting. The board asked that this be completed no later than August 1st.

- 8) Digital images of the building plans: Tom reported that a real estate customer of his had this done for the Beeler House Townhouses plans and it was around \$700. Based upon this price he held off on proceeding. He will obtain bids.
- 9) Gate exit wire damaged by snowplow: This will require warmer weather and no snow and ice in the driveway to accomplish repairs. It is anticipated to have it completed by June 1st.

Back to the Hot Tub Project:

Dick recapped the bids just received in the past 24 hours from Snow Shoe Hot Tubs. Three different components were reviewed:

- A) Wood'n It Be Nice Construction: This phase includes removal of existing, excavation, vault construction, stamped concrete deck surface, engineering and permit fees. Estimate = \$31,355.
- B) Paradox Plumbing and Heating: This phase would include the boiler to heat the new hot tub, tubing and controls for the heat installed in the new stamped concrete (including three different zones – one for the entry walk to the building, one around the north side of the hot tub and one for the south side of the hot tub) Approximate price = \$16,600.
- C) Snow Shoe Hot Tubs: this phase would include the hot tub shell and all installation requirements involved with plumbing connections, auto water fill, crane to install the new shell, etc. Snow Shoe would act as the general contractor for the project coordinating all others. Bid price = \$16,761.24.

The board had extensive discussion regarding the hot tub project agreeing that we must move this decision along quickly to be able to have a completed project by the end of summer. Questions regarding potential modifications to the scope of work to lower the price ended with agreement to look at options, but most stressed proceeding with a first class end result as the goal.

Regarding funding, the board acknowledged that a special assessment of some form will be required. After discussing options, it was determined that the most likely method of funding the project will be to assess a special assessment equal to a regular quarterly dues amount. This will raise approximately \$38,000, which coupled with the existing reserves will fund the project and leave about \$10,000 in the reserve account.

Adjournment:

At 11:10 AM the meeting was adjourned.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 4/18/06

ASSIGNED
TO TARGET
DATE

STEPS TO BE TAKEN

- | | ASSIGNED TO | TARGET DATE |
|--|-----------------|-------------|
| 1 | TM | 6/1/06 |
| <p>All signs have been replaced, except the post sign as indicated below which will have to wait for the spring thaw.
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.</p> | | |
| 2 | TM/DM/
Board | 5/1/06 |
| <p>Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated colored and stamped concrete deck and entry. Intent is to have contract in place in time for summer completion by August 1, 2006. Dick is in contact with Snowshoe and sub contractors to get the project moving. It appears that an assessment equal to one quarter's dues will be required to complete the project. Concept approved by Board to be reviewed at May 1st meeting.</p> | | |
| 3 | TM/DM
Board | 5/1/06 |
| <p>Continue identification of siding issues and seek resolution. Phil will replace siding as necessary with new stained product. Product has been delivered. He has stated that he is committed to a complete repair, but total replacement is his last option. We will suggest that Phil place additional flashing (not gutters) to prevent damage to areas that are obviously impacted by falling/splashing water. Flashing idea will be investigated as siding installation progresses.</p> | | |
| 4 | TM | 5/15/06 |
| <p>Implement new trees near hot tub area during next planting season. These trees will not be planted until we determine if equipment used to rebuild spa will not damage them. Add requirement for replacement of Aspens for destroyed trees near complex entry. Tom is obtaining bids on Aspens from Alpine and Neils Lunsford.</p> | | |
| 5 | TM/SS/BB | 5/1/06 |
| <p>Regarding golf ball problem, Gary Rogers is committed to a solution this season. We are recommending, and Gary has agreed that a net is the appropriate solution before golf season starts. Stan and Ben will follow up and report at the May 1st meeting.</p> | | |
| 6 | TM | 5/1/06 |
| <p>Garage door project complete except door on 304 garage needs siding and bolts. Siding Product is on site, and Travis Construction will repair door prior to replacing siding.. Not all owners have paid for their door openers. Tom will follow up and ensure payment is received and provide Board with follow up info.</p> | | |
| 7 | TM | 7/1/06 |
| <p>Anaconda units 209 and 211 have repeating leaks at picture window area due to ice dams. Tom received a bid of \$2400 for two small RIM system devices to protect the above mentioned roof areas. The electrical will be T&M. The Board approved the installation after mud season. 205 also has leak that needs addressing.</p> | | |

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|---|---|----|--------|
| 8 | Digitize images of mechanical details of Anaconda for posting on Director's section of Web site. Building plans, sewer, water supply, electrical and gas runs should be included if available. Have the images recorded in both PDF and JPG formats. Tom advised he will get bids, as Kinkos charges appear exorbitant. | TM | 5/1/06 |
| 9 | Gate exit sensor damaged by snow plows. Get bids for replacement. Make sure that replacement is buried sufficiently to avoid a short term repeat of problem. | TM | 6/1/06 |

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 Monday May 1st, 2006 at 2PM Mountain time.