

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MARCH 22, 2006**

The meeting was called to order at 10 AM by president, Dick McKay, per the notice distributed to all board members and per the date established at the last meeting.

Board Members Participating:

Dick McKay
Ben Broughton
Stan Sprinkle
Lee Rosenbaum
Hank Reinke

Others Participating:

Tom Malmgren

The board established the date for the next meeting to be held on Tuesday, April 18, 2006 at 10 AM.

Following the action plan, discussion occurred on each topic.

- 1) Signs – Tom reported all new signs are in place except for the one that will need a post hole to accommodate the 4 x 4 post. This will be done in early summer. As part of the sign discussion the board complimented the placement of the sign on the entry gate. Tom stated that Deb and Oleg were due the credit. He also let the board know that the wire in the asphalt, that activates the gate when a vehicle is going out of the complex, was damaged by the snowplow. Thus the gate is not operable until we can re-establish the wire under the asphalt this spring. All urged that it be placed deeper next time.
- 2) Dick updated everyone on the Spa Investigation. His recap is in the attached Action Plan. We are still awaiting bids.
As part of the spa discussion it was noted a cap is needed on the suction pipe in the existing spa. Discussion regarding the financing options of this spa replacement project ended with the board members feeling an assessment of \$500 to \$1,000 per unit (based on size of unit) would likely be supported to get this project completed.
- 3) Travis Construction continues to work on getting the replacement siding from the manufacturer, (Hardi Board). Phil Travis has stated it is in process. Tom was asked to seek input from Phil about placing flashing at key locations to divert water running down the siding.
- 4) Trees next to the hot tub will be looked at after the spa project is completed. Trees damaged last fall from the wet snow storm will be replace this spring/summer.
- 5) Golf course safety issues will continue to be discussed by Stan and Ben

- representing the association. On-going communication with Gary Rodgers of Copper Mountain, Inc. will continue until a commitment and installation of safety netting (or alternative solutions) are in place.
- 6) Garage door project is complete except where new siding is needed. Payment for the newly installed garage door openers is progressing. Tom will send a reminder to those who have not paid yet.
 - 7) Tom communicated a bid of \$2,400 for installation of the RIM system at the sloped roofs of unit 209 and 211. This does not include electrical. The board authorized accepting the bid and addressing the electrical portion on a T & M basis.
 - 8) The board asked management to pursue getting digitized images of the Anaconda blueprints / plans, to be posted on the website. Tom will investigate costs for this.

Discussion of a late charge being assessed an owner who was out of the country when the billing was sent out ended with the board agreeing that the 10% late fee for the association dues was applicable. The policies that are now posted on the website further support this action.

There being no further business the meeting was adjourned at 10:55 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 3/22/06

ASSIGNED TO TARGET DATE

STEPS TO BE TAKEN

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| 1 | <p>All signs have been replaced, except the post sign as indicated below which will have to wait for the spring thaw.</p> <p>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> | TM | 5/15/06 |
| 2 | <p>Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated concrete deck and entry. Bids to be refined as follows:</p> <ol style="list-style-type: none"> 1. Insure entry concrete is replaced and heated. Board has agreed on heated stamped concrete. 2. Investigate desirability of concrete vs. wood enclosure. 3. Insure heating pipe included in deck/entry bid. 4. Have Spa bid refined to include new boiler for spa, deck and entry concrete. 5. Make sure heated concrete divided into 3 zones ... entry walkway, entry to spa, and far side of spa. <p>Intent is to have contract in place in time for early summer completion. Dick is in contact with Snowshoe to get the project moving. Amy of Snow Shoe is working very hard to have bids to us ASAP. Board considers the work important enough to make a general assessment of \$500-1000 if necessary.</p> | TM/DM/
Board | 4/18/06 |
| 3 | <p>Continue identification of siding issues and seek resolution. Phil will replace siding as necessary with new stained product. Product will be delivered to site in March. He has stated that he is committed to a complete repair, but total replacement is his last option. Phil has committed to replacing problematic siding with new re-stained product. Hardi will supply the product, and Rocky Mountain stain will pre-stain it prior to installation All at no cost to Anaconda. Phil has indicated siding will stained in a few weeks and delivered to be stored in our equipment building for warm weather replacement. We will suggest that Phil place additional flashing (not gutters) to prevent damage to areas that are obviously impacted by falling/splashing water.</p> | TM/DM
Board | 4/18/06 |
| 4 | <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.</p> | TM | 5/15/06 |
| 5 | <p>Stan, Dick and Ben have all met with Gary Rogers regarding the golf ball problem. Gary is committed to a solution this season, and will meet with us prior to golf season to discuss an appropriate solution. Ben will arrange to meet with Gary on site before our next Board meeting to see what he is willing to fund as a solution. We are</p> | TM/Board | 4/18/06 |

recommending a net as the appropriate solution **before** golf season starts. If we get stone walled we will have Lee write a letter warning of liability issues.

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| 6 | Garage door project complete except door on 304 garage needs siding and bolts. Awaiting new product. Not all owners have paid for their door openers. Tom will follow up and ensure payment is received. | TM | 4/18/06 |
| 7 | 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. | TM | 7/1/06 |
| 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. | TM | 4/18/06 |
| 9 | Gate exit sensor damaged by snow plows. Get bids for replacement. Make sure that replacement is buried sufficiently to avoid a 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 Tuesday April 18th, 2006 at 10AM Mountain time.