

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
MINUTES
May 30, 2006

Call to Order:

The meeting was called to order by president, Dick McKay, at 10:00 AM per the pre-arranged time and date for this meeting at the last board meeting.

Board Participants:

Dick McKay
Ben Broughton
Lee Rosenbaum
Stan Sprinkle

Others:

Tom Malmgren

Board Member Absent:

Hank Reinke

The Action Plan list of items was reviewed.

The attached updated Action Plan documents the discussion of this meeting.

The next meeting will be June 27, 2006 at 10 AM, Mountain Daylight Time.

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: 5/30/06

ASSIGNED TO TARGET DATE

STEPS TO BE TAKEN

- | | ASSIGNED TO | TARGET DATE |
|---|-------------|-------------|
| 1 | TM/ Board | 6/27/06 |
| <p>Continue identification and resolution of siding issues. Phil has begun to replace siding. Siding color seems to match as well as can be expected. We have suggested, and Phil seems to agree that the best plan is to place additional flashing (not gutters) to prevent damage to areas that are obviously impacted by falling/splashing water. Further areas of damage on building 3 at planter adjacent in parking lot, and on back of 105 need to be investigated for solution.</p> | | |
| 2 | TM | 6/27/06 |
| <p>Tom is having Neils Lunsford come to Anaconda to bid for replacement Aspens for those destroyed at the entrance next to building two. Board approved \$1000 max for three trees to be done as soon as practical.</p> | | |
| 3 | TM/SS/BB | 6/27/06 |
| <p>Regarding golf ball problem, netting and necessary materials have been ordered, but it appears netting will not be in place by golf course opening. Blue tees will be moved to mitigate problem until netting is up. Ben is the point on this project, and Stan and Ben will follow up and report at the next meeting.</p> | | |
| 4 | TM | 6/27/06 |
| <p>Garage door project complete. As another issue, unit 104 garage door is damaged and will need replacement siding. Also Murdock, in 304 has not paid for the required electric garage door opener that was billed some time ago. Tom has assessed the required 10% penalty and will follow up on payment.</p> | | |
| 5 | TM | 8/1/06 |
| <p>Anaconda units 209 and 211 have repeating leaks at picture window area due to ice dams. The Board approved bid of \$2400 for two small RIM system devices to protect the above mentioned roof areas. The electrical will be T&M. 205 also has leak that needs addressing.</p> | | |
| 6 | TM | 6/27/06 |
| <p>Gate exit sensor was damaged by snow plows. Get bids for replacement. Make sure that replacement is buried sufficiently to avoid a short-term repeat of problem. Gate will be repaired and left open during spa construction. Neale at Americana has other gate vendors to help on project if required.</p> | | |
| 7 | TM | 6/27/06 |
| <p>Update address and Email list. Personally check by phone with each owner to get correct telephone numbers for home, office, cell, fax, and anaconda unit. Also make sure that all Emails are correct. As of 5/2 at least 6 out of 31 Email addresses were incorrect. Put all data on one sheet, and submit to Frank for placement in director's section of web site.</p> | | |

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 June 27th, 2006 at 10AM Mountain time.