

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 6, 2007**

Call to Order:

The meeting was called to order by president, Dick McKay, at 2 PM per the notice communicated to all board members. The meeting was conducted by telephone conference call.

Board Participants:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum
Hank Reinke

Others:

Tom Malmgren

Review of Action Plan:

Siding Issues:

The board continued discussion of the siding replacement and on-going concerns for long term siding surface care. The board has asked Lee to review the original contracts, warranties, etc. He will draft letters to both Hardi and Rocky Mountain Pre-Stain. Dick and Tom will seek 'professional' opinions from painters and consultants as to how best maintain the stain appearance on a long term basis. Pieces of siding that are removed (those failing to retain the stain) will be retained for samples to be analyzed.

Golf Netting:

Dick has interacted with Rob Schwartz with Copper regarding the relocation of the one post onto Anaconda's lot. Tom will interact with Rob to insure the excavation for the new location is done with care to insure limited disruption of surrounding landscaping, etc. Copper Mountain will be responsible for the cost of installing the concrete footing for this relocated post.

Hot Tub:

The hot tub continues to operate well. Siding on either side of the bench still needs to be installed at the bottom of the wall. Colored silicon sealer still needs to be installed in the hairline cracks of the concrete. It was suggested that a painter/professional should be engaged to do this to make the sealer installation as tidy as possible.

Sprinkler repairs/Landscape restoration:

The irrigation system has been repaired around the area where the hot tub installation damaged it last summer. Two trees that are on order have not been installed yet, but should be in the next few days. Clean up of the area is complete. Additional top

soil will be delivered with the trees to restore the area and prep it for sod replace as necessary.

Door Replacement:

As determined at the prior meeting, total exterior door replacement was rejected due to cost. Repair of existing doors has occurred and repainting where repairs have been carried out will follow.

Tom reported that the light fixtures illuminating the sign on the side of building one have been replaced and bulbs for these new fixtures are readily available. A replacement stock is in storage for use as necessary.

The board discussed exterior window washing and authorized Tom to engage a window washing company to do all exterior window as soon as possible.

Next Board Meeting:

The next meeting of the board will be on Friday, August 31, 2007 at 11:30 AM, just prior to the annual meeting scheduled for 12 noon. The board meeting will be in unit 105, building number three of the Anaconda complex.

Adjournment:

There being no further business the meeting was adjourned at 3 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 8/6/07

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|--|-----------|---------|
| 1 | <p>Continue resolution of siding issues. Phil is slowly replacing siding. We have suggested, and Phil agrees 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 require new siding. Supply of siding appears to be inadequate 100 additional pieces siding (20% dark color) in addition to the siding Phil requires for completion of his work have been ordered. Balcony of 210 also needs repair. Deck adjacent to 211 needs area where siding has been removed repaired. <u>Going forward we will:</u></p> <ol style="list-style-type: none">1. Query other HOA's (Togwatee and Copper Creek) to see if they have any issues with the product.2. Tom will scan and transmit to the Board all executed contract documents, and warranties, and forward all relevant Emails regarding the siding installation in 2003 for our review.3. Lee will draft letters to Rocky Mountain Pre-Stain and Hardie requesting help with solutions. BOD will approve letters and they will be sent certified mail after next BOD meeting.4. Lee will call Phil of Travis Construction to enlist his help in a solution with Hardie and Rocky Mountain Pre-Stain. Dick and Tom will get written opinions from painters and consultants on how we will be able to resurface the Hardie Plank on an on-going basis (with a "perfect" stain match), and how we will globally refinish the product when the stain has reached it's service limit. The goal will be to retain the stained surface.5. Damaged Hardie Stained product that is removed will be kept to help in discussions with Hardie and Rocky Mountain Pre-stain. | TM/ Board | 8/31/07 |
| 2 | <p>The golf netting is down awaiting placement of the pole closest to Peregrine onto Anaconda property. We have done the locate for the hole placement on our property, and assured CMI that they are not responsible for damage in the process of placing the sleeve for the new pole. The County study is complete, and Rob Schwartz is only awaiting the man-power to complete the job. Tom Malmgren will be on site when the job is done to make sure measurements are correct and there are no glitches.</p> | TM/Board | 8/15/07 |
| 3 | <p>Hot tub is complete and has been operational since Dec 19, 2006. Remaining issues are:</p> <ol style="list-style-type: none">1. Replace missing siding to the right and left of bench.2. Place colored or clear silicon sealer in hairline cracks. Work to be completed by professional painter or Deb as necessary for the best application. | TM | 8/15/07 |

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| 4 | Sprinkler repair is complete and replanting around hot tub area which includes 2 new Englemann Spruce trees and grass is scheduled. Deb Schwartzkoph has specified ground cover to be placed in area. | TM | 8/15/07 |
| 5 | Total exterior door replacement has been rejected due to high cost and moving some doors from uppermost to lowest floors rejected as impractical. The worst door by the dumpster on building two has been repaired and appears to be fine. Other door repairs will be undertaken as needed. | TM | 8/15/07 |

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

NOTE: Next Board Meeting will be Friday August 31st, 2007 at 11:30 Mountain time.