

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
OCTOBER 30, 2007**

Call to Order:

The meeting was called to order by president, Dick McKay, at 10:10 AM. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum

Board Member Absent:

Hank Reinke

Others:

Tom Malmgren

Next Meeting Date:

The date of the next board meeting was established to be December 11, 2007 at 10 AM.

Tom was asked to report on the status of the Action Plan items –

- 1) Siding replacement: Tom reported that Travis Construction has completed the replacement of the damaged siding throughout the complex. He was unsure as to the amount of replacement siding remaining. The board had previously asked Travis Construction to order 100 extra pieces of siding. Tom will check what is left over and report back to the board. Tom believes that this is the end of Travis' on-going willingness to replace damaged siding.
Lee Rosenbaum updated the board on his interaction with Hardi Board Siding, Duckback Stain and Rocky Mountain Pre-Stain representatives after filing a claim letter relative to the warranties.
The board discussed future avenues of dealing with the on-going failure of the Siding.
- 2) Golf netting post relocation: Tom reported that Dave Balerud, the golf course superintendent, has been given the responsibility of coordinating the re-location of the netting post concrete foundation. A contractor has been hired according to Dave and work was to have started on October 29th. As of today, the 30th, nothing has been done.
- 3) Cracks at the hot tub concrete was repaired by Summit Sealants. Tom has asked the contractor to return and work on the areas again, prior to payment. Tom will take some digital photos and forward to the board.
- 4) The 2007-08 approved budget will be posted on the association website.

- 5) Tom was asked to complete the task of delivering an updated management contract to Dick for signature. This will be added to the Operations Manual section of the website which is user restricted to board members.
- 6) Tom updated the board regarding the complementary Resort Chamber ski passes. This year Copper changed the program whereby only 1 pass per board member will be provided. The management contract obligates the association to provide 2 passes to the management company, for the resident manager use. Ben Broughton volunteered to give his pass to the resident manager this year. The management contract will be modified next year to obligate the association to provide passes, only if available via Copper's program and policies.

Adjournment:

The meeting was adjourned at 11:10 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 10/30/07

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|--|-----------|----------|
| 1 | Continue resolution of siding issues. Phil Travis has replaced all the siding he had agreed to replace. Tom will check and insure that we have the requested 100 pieces of siding (20% dark color) we had requested over and above the work that was done. The Board will continue to work on solutions to give us a reasonable remedy to the ongoing siding situation. Lee Rosenbaum is in charge of seeking an appropriate solution. If any Owner needs an update as to his progress please contact him or one of the Board members directly. | TM/ Board | 12/11/07 |
| 2 | The golf netting is down awaiting placement of the pole closest to Peregrine onto Anaconda property. The work was given to Dave Balerud, the Golf Course Supervisor for completion. Tom will follow up on the work, which should have been started by the CMI hired contractor on Oct 29 th but was not. | TM/Board | 11/15/07 |
| 3 | The hot tub requires further attention with regard to minute cracks. A contractor was hired to place a polymer into the existing cracks as well as demonstrate a rout and fill technique in a hidden area to be evaluated. Tom indicates that the initial filling without routing has not been too effective, and that the routed and repaired approach looks OK. He will get the contractor back on site to see if improvements can be made and the Board will evaluate the work done to date to see which way we should go. Tom will send photos of the project. | TM | 11/15/07 |
| 4 | The 2008 Budget is approved and Dick will have it posted to the web site as soon as he receives the final copy. | TM | 11/15/07 |
| 5 | An executed copy of the new Management agreement will be forwarded to Dick to get posted to the Web site Operations manual as soon as he gets the final copy. | TM | 11/15/07 |
| 6 | Since the new ski pass situation has been promulgated by CMI, the Board will make sure that future Management agreements will be changed to show 1 (one) ski pass will be provided the resident Manager, which will be paid for by the Association if necessary. This year Ben Boughton has given his pass to Deb so there will be no Association out of pocket | TM | 11/15/07 |

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 Tuesday December 11th, 2007 at 10:00 Mountain time.