

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 8, 2008**

Call to order:

The meeting, conducted by telephone conference call, was called to order by president Dick McKay at 10:04 AM.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Hank Reinke
Lee Rosenbaum

Others:

Tom Malmgren

Next Meeting Date:

The next board meeting will be held on June 17, 2008 at 10 AM, by conference call.

Siding Discussion:

The board entered into executive session to discuss and obtain an update on the litigation in process regarding the building siding. After approximately 20 minutes of discussion the board exited executive session and resumed to the balance of the meeting agenda.

Golf Course Post Relocation:

Tom reported that in exchange of e-mails with Rob Schwartz, the project to relocate the post for netting to protect the Anaconda buildings from errant golf balls is scheduled for May. Once the weather and conditions allow this work to occur, Copper Mountain, Inc. is committed to accomplish the relocation. Rob has a new position with Copper and JP Chevalier, the new director of golf, will be our contact. Both will work on this commitment until completed. The board asked Tom to make certain the netting is installed by the time the golf course opens, regardless of whether the post is re-located or not. Tom committed to maintain communication with Rob and JP to make certain the project is completed by the opening of the golf course.

Hot Tub:

Dick reported that upon his recent stay at Copper he did not observe any problems with the concrete deck around the hot tub. The hot tub cover definitely needs to be replaced as the current one has become totally saturated with water and is extremely heavy to maneuver. Management will pursue a lighter weight cover that can be rolled up. Tom stated the Village Point project has such a cover at their hot tub and he will take photos and forward to the board. The board expressed a color selection of tan, similar to

the concrete deck would be the preference. Cost estimates will be obtained. It was suggested to retain the old heavy cover for use during very slow time periods, as a possible need.

Laundry Room:

Dick reported that he did a survey of the laundry room area during his recent visit and has several suggestions for upgrading the area.

- a) Signage: Professional signs need to be installed at the men's and women's rest room doors. Modification of existing signage will need to be made as improvements occur.
- b) Removal of items stored on top of the lockers. A variety of things are on top of the lockers and need to be removed.
- c) Lighting: Dick suggested that we should install motion activated switches and monitors in the laundry room, sauna hallway and restroom areas. Tom will have an electrician look at this and provide a proposal to accomplish the desired result of automatic lighting.
- d) Toilets at both bathrooms will be inspected for proper operation and be corrected or replaced, as necessary.
- e) Fans in the bath areas will be inspected – Corrected or replaced.
- f) Painting: The board authorized obtaining bids to repaint the entire laundry room, sauna hallway and rest rooms. Lee volunteered to work with management to select colors and obtain bids.
- g) Carpeting: The board will seek bids to re-carpet this entire area with a high quality indoor/outdoor type of product. Lee will spearhead this effort as well.
- h) Light fixtures: Look at to make certain we have uniformity with fixtures and bulbs.

Parking Lot:

Discussion of the wire grid beneath the pavement no longer working to activate opening of the gate, lead to a more global discussion of the parking lot. Tom will obtain an estimate to repair the gate to work properly; however, discussion about the full parking lot replacement could impact decisions on how extensive a repair on the gate is authorized.

The board asked Tom to develop an RFP (request for proposal) to be circulated to numerous bidders to provide estimated costs and ideas for the parking lot replacement. This will include ideas addressing drainage, possible heated swale, possible heated areas beneath the sloped roofs where ice develops in front of garage doors, etc. Dick stated that at Elk Run they are working with an expert who might be a resource for us to utilize for guidance regarding the Anaconda parking lot. All discussions will be with a target of replacement of the parking lot during the summer of 2009.

Gate at Hot Tub Entrance:

The next topic was the gate at the entrance to the hot tub. The existing installation is sagging, with bent hinges and other problems. Tom will have a carpenter and/or handyman look at the gate and seek some ideas to make it work properly. Additionally, addressing the access problem that the currently allows people to reach

over the gate to open it without a key will be considered and solved. Suggested considerations in looking at the gate included: The post where hinges are attached, replacement of hinges, raising the gate (access control), and whatever else comes up.

Planting and Landscaping:

The board authorized acceptance of a bid to have the lawn aerated & fertilized and trees & shrubs deep root fertilizing this coming summer. Tom will work with Debbie Schwartzkopf (owner 103) and Debi, our resident manager, in implementing a planting program around the hot tub. Ground cover has been suggested as the appropriate application around the hot tub deck. The tubs will again be ordered for placement around the complex. With the landscaping budget, Debbie and Debi will have a budget of \$500 for their projects.

PUD:

Tom mentioned that the Copper Mountain PUD Amendment has been submitted to Summit County and the formal review process will begin soon. The plan is posted on the county's website. This can be viewed at:

http://www.co.summit.co.us/Planning/CurrentProjects/current_projectsReview.html.

Tom also reported that the Copper Mountain Consolidated Metropolitan District has a board election coming up in early May and encouraged those eligible to participate.

Adjournment:

There being no further business 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: 4/8/08

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|--|-------------|------------|
| 1 | Continue resolution of siding issues. Lee Rosenbaum remains 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 | Continuing |
| 2 | The golf netting pole closest to Peregrine has yet to be placed on Anaconda property. Tom will stay on top of the situation with Rob, and his replacement as Head of the Golf Course, J.P. Chevalier to ensure it is completed and the nets are up before the golf course opens, scheduled for June 1st. | TM/Board | 6/1/08 |
| 3 | The Electric Gate sensors are again inoperative, and the parking lot needs some serious attention. Tom will obtain a bid to reactivate the loops and get the gate operating again and patch and repair the lot for winter use again. Tom will also pursue several bids to completely replace the parking lot with an asphalt properly graded surface including a heated concrete swale that insures drainage to the street, and possible other heated areas to eliminate huge ice patches beneath some of the sloped heated roofs. The intent will be to pursue completion of this project during the summer of 2009. Dick will enlist the services of Tom Peterson, a construction architect that will be able to offer suggestions for a proper job. | TM/DM/Board | 6/1/08 |
| 4 | The Board will pursue refurbishing the laundry room area this summer. Suggestions that will be pursued in detail form a document that is an addendum to this Action Plan. Tom will pursue bids for the electrical portion of this plan, and Lee Rosenbaum will pursue bids for flooring, and will investigate possible colors for the walls. | TM/LR | 5/1/08 |
| 5 | The hot tub cover has become problematic and is getting water logged in normal use. We will retain the heavy cover for use during longer periods of time when the tub is inactive, and Tom will pursue a Hot Tub cover that can be easily rolled up, yet heavier than the one on the tub now and report back to the Board for implementation. | TM | 6/17/08 |
| 6 | Aerate and fertilize the grass areas, and deep root fertilize the trees and shrubs. Deb and Debbie Schwartzkoph will implement a planting program in and around the hot tub area, to emphasize ground cover. The Board approved a \$500 allowance for this project. | TM/DP | 6/17/08 |
| 7 | The Hot Tub gate has been damaged and needs to be repaired. Tom will seek the input of a carpenter/handyman to see what solution could be implemented to repair the gate and prevent future damage, and lessen the ability of unauthorized people gaining access to the tub area. | TM | 6/17/08 |

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 17th
2008 at 10:00 Mountain time.**

Improvements/Renovation of the Laundry/Locker room area

Electrical improvements (will require an electrician)

1. Install two motion detector switches inside the entry door to the area, one looking straight down so the lights will automatically come on when someone enters the room, and a second looking down the lockers towards the washing machines, so if some one remains in the area the lights would remain on while someone is in the room. Eliminate the rotary timer on the outside of the entry door By the way I recommend that all these motion detector sensors I mention be set to twenty minutes.
2. Install another motion detector switch to replace the wall switch in the hall connecting the men's and women's locker room. This sensor would be over the door facing down so it would detect someone entering the area ... again timed for 20 minutes. Remove existing wall switch.
3. Install direct replacement motion detector wall plate switches that would sense anyone entering the area and turn on the lights for 20 minutes. These devices simply replace the existing wall switch. The following wall switches would be replaced: The entry light switch to the men's locker room, the toilet room light switch in the men's room, the entry light switch to the woman's locker room, and the toilet room light switch in the women's locker area, and the entry light switch into the sauna for a total of five ... all timed to 20 minutes.
4. When all these replacements and changes are made, remove the "Turn off lights sign"

Additional improvements:

1. Remove wash tubs and all other items from top of lockers in wash roo
2. Remove the fiberboard stored near the entry (chairs can stay there)
3. Insure all vanity bulbs are the same in the locker rooms, one is different
4. Repair or replace very noisy fan in Men's toilet, and insure all ceiling fans operate and are quite, or replace as necessary.
5. Repair or replace toilet in women's locker room and get rid of flushing instruction sign on toilet
6. Replace signs on men's and women's locker room with professional signs epoxied on, or otherwise adhered so they are not removed by vandals
7. Re-caulk and/or repair wall heater opposite sauna door
8. Ensure sauna still operates as it should
9. Clean all shower pans as much as possible ... re-caulk as necessary

All of these changes will make the common locker/wash area much more user friendly, probably save some electricity, and make the whole area look better.