

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

Call to Order: The meeting was called to order by president, Dick McKay, at 10:05 per the previously agreed upon time and date. 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

Date for next meeting:

The next meeting was scheduled for March 11, 2008 at 10 AM by telephone conference.

Action Item List:

Siding:

Tom reported that Travis Construction has completed the siding replacement where failed siding/stain existed and that we have just a few pieces of siding remaining. We did not receive the 100 pieces of extra siding that we asked Travis Construction to order for us. That is up in the air at present with the pending litigation.

Tom reported that the county plow apparently hit the side of the dumpster enclosure and damaged several pieces of siding. He has communicated with JP, the county road and bridge director, who requested we obtain bids and let him know the result. Because this siding is the original version received directly from Hardi as being pre-stained at their factory, it does not match the newer siding. Thus, it is likely that the entire wall (and possibly the entire trash enclosure structure) will have to be replaced to make it look acceptable. Ben Broughton reported some siding damage from a car or plow between garage doors on building number 2.

At 10:20 AM, Stan Sprinkle moved that the board enter into 'executive session' for the purposes of legal discussions regarding the failed siding. Ben Broughton seconded the motion, which passed unanimously.

At 10:45 AM the board ended the executive session and resumed the regular meeting.

It was noted that any and all future discussions by the board regarding legal matters dealing with the failed siding will be held in executive session. Individual owners who wish to talk with any board member regarding this topic are encouraged to do so.

Additionally Mr. Lee Rosenbaum who is the attorney working on this matter for the association will be happy to address owner's questions.

Golf Course Netting:

Tom reported that Copper Mountain had hired a contractor to install the footing / foundation for the golf netting pole and work was actually attempted to occur just after Christmas. After observing a pick-up truck and trailer with related equipment get stuck between the split rail fence and the ladies tee box, directly behind the Peregrine building, Tom called Rob Schwartz suggesting that this work be delayed until May when it can be done in reasonable conditions. Rob indicated they were just trying to get it done, but he welcomed the endorsement from Anaconda to allow this work to be delayed until spring. Tom will stay on top of this to make certain it occurs prior to the golf course opening next spring. The Anaconda board supported and endorsed the action to delay this work.

Hot Tub Deck:

Summit Sealants has not returned to look at the cracks in the concrete deck, but with the weather as it is there is really nothing more that can be done until springtime anyway. The board will monitor the crack sealing that was done and evaluate action, if any, next summer.

Budget:

The budget, as adopted, has been posted on the website.

Management Agreement:

Dick reported that the management agreement with Carbonate has been executed and is posted on the 'board members only' section of the website.

Ski Pass Update:

As outlined at the last meeting, all board members received a complimentary Resort Chamber season pass, with Ben Broughton volunteering to give his to Deb, the resident manager. In future years this will be evaluated on an 'as need' basis for the manager.

Other Business:

The board discussed management performance and agreed to look at improvements to the laundry area/main sauna & bathrooms next year.

Tom reported that a circulating pump at the hot tub was recently replaced after the old one failed.

The challenge of keeping trespassers from neighboring buildings out of the hot tub was discussed.

Adjournment:

There being no further business the meeting was adjourned at 11:00 AM

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 1/8//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. The dumpster enclosure was damaged by the county, which J.P. (representing the county) has acknowledged. We will ensure we have an agreement in place to repair/replace the siding required to match the rest of the structure. | TM/ Board | 3/11/08 |
| 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 to ensure it is completed and the nets are up before the golf course opens. | TM/Board | 5/1/08 |
| 3 | The hot tub may require further attention with regard to minute cracks. The cracks are minimal, and a contractor's efforts to fill cracks were not entirely satisfactory. The Board concluded that the heat system should minimize the damage due to freeze/thaw cycles, and we will reevaluate action needed (if any) next spring | TM | 5/1/08 |
| 4 | The Board will evaluate the need to refurbish the laundry room area this summer. Possible upgrades are new carpet and fixtures | TM/Board | 5/1/08 |

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 March 11th 2008 at 10:00 Mountain time.

