

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
NOVEMBER 18, 2008**

Call to Order:

The meeting was called to order by president, Dick McKay at 10:04 am, per the prearranged time and date for the meeting. A telephone conference call was used to facilitate the meeting.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum
Jim Culichia

Others:

Tom Malmgren

Approval of Budget:

Since the board has not met since the annual meeting weekend, formal adoption of the budget for 2008-09 was voted on and approved. The current budget is on the association website.

On-going Litigation:

The board entered into executive session to discuss the status of the lawsuit in process. Lee Rosenbaum and Jim Culichia are working together representing the Anaconda Association and they updated the board. Following this topic of discussion the executive session was closed and the board returned to open session.

Entry Gate:

It was noted that all repairs to the entry gate have been made and the mechanism is working properly. We are ready for winter. Some asphalt patches were made on the parking lot, but all acknowledge the entire asphalt parking lot is nearing the time when it will have to be replaced. Tom submitted a sketch and preliminary budget to the board as received from Bruce Yankee of A-Peak Asphalt. Bruce has been working on our lot for several years and understands the issues. Drainage is minimal and must be improved when the lot is replaced. Bruce's proposal suggested more drainage toward the Peregrine parking lot from the Anaconda lot. Most of the board believes continuing our drainage to the street at the entryway of the complex is preferred. Tom was asked to consult with Bruce of A-Peak again to express the board's direction and clarify grades and slope presented by Bruce.

Renovation of Laundry area and common restrooms:

The board briefly discussed the upgrades recently completed to the laundry room and common bath areas. Ben will inspect closely for satisfactory results. All were happy with this effort of updating this common area of the complex.

Hot tub cover:

Tom reported that the new hot tub cover was in place. The board directed that the old cover be disposed of.

Gate at fence entrance to hot tub:

Tom reported that the gate has been repaired to close properly. He outlined that a 2 x 4 stop was installed to the rock post to eliminate the gate from closing too far. It appears that this 'stop' will need to be secured in a more permanent fashion. But the post where the gate is hinged has been secured and thus the gate is closing properly. On-going maintenance of this will be required.

Next Meeting:

The next meeting was scheduled for January 13th, 2009 at 1:30 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: November 18, 2008

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|---|-----------|------------|
| 1 | Continue resolution of siding issues. Lee Rosenbaum, with the aid of Jim Culichia, remain in charge of seeking an appropriate solution. If any Owner needs an update as to his progress please contact them or one of the Board members directly. This will continue into 2009 | TM/ Board | Continuing |
| 2 | Gate sensors are repaired, and the lot is patched. Tom is pursuing fine tuning 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. Bruce Yankee of A-Peak suggested that the slope is insufficient to drain properly without draining partially towards Perigrine. The Board rejected this idea, and asked Tom to see if Bruce's grade analysis lowers the area near the electric gate or leaves it at current grade. The Board thought it may be a possibility that if the whole area were regarded all the way to the street (including lowering the level at the gate), there may be sufficient grade. The intent will be to pursue completion of this project as early as 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/Board | 8/1/08 |
| 3 | A new Hot tub surface cover has been installed. The old cover will be discarded. | TM | 12/1/08 |
| 4 | The hot tub gate has been repaired, but Tom reports it will need further strengthening. | TM/LR/BB | 8/29/08 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
DP=Deb Pitney, BB=Ben Boughton. LR=Lee Rosenbaum, SS=Stan Sprinkle, JC=Jim Culichia

NOTE: Next Board Meeting will be Tuesday January 13th, 2009 at 13:30 Mountain time by conference call.