

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: February 2nd, 2010

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|----|-------------|--------------------------|
| 1 | TM/ Board | 5/1/10 |
| 2 | TM | 3/10/10 |
| 3 | TM | 3/10/10 |
| 4. | TM | 3/10/10 |
| 5. | TM | 3/10/10 |
| 6. | TM/Board | 3/10/10 |
| 7. | TM | 3/1/10 |
- Dick and the Board are working with Tom Peterson, architect and Craig Abrahamson P.E., engineer on a new parking lot surface. The measures we have instituted have produced good results. A meeting between Bill Steele, Tom Malmgren, Bob Krobowski, and Craig Peterson is scheduled for February 2nd, 2010, and a report following will help determine continuing direction. A \$100,000 assessment letter has been prepared to acquire initial monies to be kept in a separate account for railings, roofs, and the parking lot. The assessment will be due March 1st 2010. We hope to have a proposal to bring before the membership at our next annual meeting for possible implementation summer of 2010.
- Gate repairs have been a significant cost. Tom is searching for a more reasonable and closer gate repair company.
- The corrugated metal side walls and rooftop railing system need repair. AGS Construction bid \$24,000 for the work. We believe we will be able to get a T&M repair for the corrugated roofing. Bill Steele is looking into a better solution that additionally provides improved operation of the RIM system on those roofs.
- Tom is pursuing Mile High Metal Works for a bid on pre-manufactured powder coated railings for the complex. We are looking at brown samples and are working towards a bid for the project. It appears that we will also have to replace the Wooden deck beneath the railings which is failing. Tom is looking for alternatives and bids for that.
- Get web site operational as soon as possible We now have control of the web site. Kyle at Carbonate is taking over this project for a charge of \$250, and a projected cost of \$100 per year for additions and maintenance.
- Lee Rosenbaum's mold Policy and Stan's floor sound mitigation Policy were adopted and will be added to the Association's policies on the web site and in the operations Manual. A Director's password protected Director's section will be maintained for sensitive documents. There will be no additional charge for this option.
- The Board hired Gil Malmgren for an analysis of the competing policies for the two contenders for the HOA insurance policy. His recommendation, which the Board endorses, is to transfer insurance from State Farm to the new QBE insurance offered by Neil-Garing after we insure that the final offering has all the provisions we were quoted. Gil Malmgren will be used to make sure what we were offered is what we are buying. We will try and have this insurance in

effect by March 1, 2010.

8. Complete Reinke's tile and hardware restoration

TM

3/1/10

LEGEND: TM=Tom Malmgren, DM=Dick McKay
DP=Deb Pitney, DW=Donna Wolford, LR=Lee Rosenbaum,
SS=Stan Sprinkle, JC=Jim Culichia

**NOTE: Next Board Meeting will be Wednesday, march
10th, 2010 at 11:00 Mountain time by conference call.**

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
February 2, 2010

Call to order:

Dick McKay, president, call the meeting to order at 11:09 am, per the predetermined date and time for the meeting which was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum
Jim Culichia
Donna Wolford

Others:

Tom Malmgren

Next Meeting:

The next board meeting was scheduled for March 10, 2010 at 11 AM, mountain time. It will be held via telephone conference call.

Agenda Items – Action List –

Parking lot:

It was noted that a meeting at 2 PM this afternoon with Craig Abrahamson, engineer; Bill Steele, Roofing Services; Scott from Rob Karbowski Seamless Gutter & Icemelt systems; possibly Tom Peterson, architect; and Tom Malmgren was going to be held to discuss all aspects of getting water/snow/ice off of the buildings and managing it once on the ground. This is a follow up from the last meeting and the first time that all individuals have been able to meet. Tom will follow up with the outcome. Dick stressed that we need to get the water off of the buildings/roofs, direct it to a manageable location on the ground and dispose of it somewhere. Thus, this was the marching order for the meeting.

Gate Contractor:

Tom reported that he has not found an alternative contractor to care for our entry gate. He will continue seeking alternatives.

Railings:

Just this morning Tom spoke with Duane from Mile High Metal Works and was promised a sample by the end of next week. Color discussion ended with dark brown as the preferred choice.

Corrugated Metal siding at Stairwell towers:

Tom reported no further progress with obtaining bids and ideas for solving the panels slipping downward and some of the ribs becoming loose on these walls. More will be pursued on this topic as weather permits (summer).

Website:

Tom reported that he was finally able to obtain control of the URL ownership. He is working with Kyle Smith in his office to rebuild the Anaconda website with existing information posted previously and a new site that will be Anaconda's to keep updated with current information. The board discussed costs and security. Tom will clarify exact costs and expected results with Kyle and report back to the board. But the directive was to get this done as soon as possible.

Mold Policy:

Lee Rosenbaum submitted a 'policy' statement regarding leak notification and mold responsibility that the board unanimously adopted. The exact wording of the policy is: “ ”.

Discussion regarding distribution of all policy documents, rules and regulations, association documents, etc. ended with the board expressing the importance of all information being posted on the website. Certain privileged materials need to be stored in a password protected section for only the board to access. This will be coordinated with Kyle as the new site is developed.

Flooring Modification Request:

Terry Allen, owner of unit 302 Anaconda, submitted for the board's review and discussion a request to allow laminate (wood) flooring in their upper [two story condo unit] bedroom which is entirely above their own living space. After discussion the board instructed Tom to communicate board approval, subject to submitting to the board and obtaining board approval of the exact noise reducing underlayment proposed. Since the floor is not directly above another owner's condominium unit this was viewed favorably by the board; however, the board wants to see and approve the underlayment product prior to installation.

As a follow up to this discussion the boards' prior attempt to discuss and have in place a "flooring policy" was clarified. Exact wording will be wordsmithed by Lee and this will be one of the policies the board will have posted in a conspicuous place for all owners and prospective owners to access. Stan will e-mail the full board his copies of the policies that have been added since the operation's manual was adopted a few years ago.

The board asked Tom to make certain the resident manager's telephone answering machine be modified with an answer message by Deb vs. the mechanical message currently in use.

Insurance:

The board engaged the services of Gil Malmgren, who has a very strong insurance background to compare the existing State Farm policy with a proposed CAU policy submitted by Neil Garing Insurance Agency from Glenwood Springs.

Gil did a thorough analysis of both policies and provided his findings to the board which reinforced most everyone's initial response to secure coverage with the CAU policy. The board asked that the agent submit a new application to us outlining all proposed coverages to us as soon as possible. March 1 is the target date to have the new policy in place. If necessary, the board endorsed having a duplication of coverage for a short time period to insure coverage as proposed actually being in place with the new policy. Gil will be asked to guide this process.

Adjournment:

There being no further business the meeting was adjourned at 12:10 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President