

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: August 18, 2010

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|--|-------------|--------------------------|
| 1 | TM/ Board | 10/15/10 |
| <p>Work is finished on the gutters and heat tape, and electrical work will be completed by fall. Trim painting is complete and looks good. Tom has selected 7 designs for banner replacement at a cost of \$145 per banner, which he will forward to the Board for review so they can be ordered and replaced hopefully by Homeowner's weekend. Some asphalt patching will be completed by homeowner's weekend.</p> <p>To be Bid:</p> <ol style="list-style-type: none">1. Parking lot repair bids to possibly include asphalt, concrete and pavers, both heated and unheated. A-Peak will probably be the primary contractor with ASAP Asphalt and Columbine Hills Concrete also under consideration. A meeting with Bruce of A peak will be scheduled to discuss the latest options. | | |
| 2 | DM | 8/27/10 |
| <p>The new web site is up and there are documentation opening issues that Dick will sort out with Kyle. The site is AnacondaHOA.com</p> | | |
| 3 | TM/JC | 9/2/10 |
| <p>Tom and Jim will write a letter to Hardi to address the issue of some finish coming off two boards of the siding on the complex.</p> | | |
| 4. | TM/JC | 9/2/10 |
| <p>A major water heater leak in 208 caused a total of \$45,000 damage to unit 105, 208 and the common area. Board is looking at the possibility of a water heater replacement policy or requirement for the complex, which could require shut off valves, or mandatory timed replacement, or at least tracking of age by the HOA with strong replacement recommendation at expected end of life. Lucas is determining the age of all water heaters.</p> | | |
| 5. | TM | 9/2/10 |
| <p>A Collection Policy has been drafted by the attorneys and was sent to the board for review. It will be shortened and reviewed by Jim Culichia and approved by the Board prior to implementation.</p> | | |
| 6. | TM/LR | 9/15/10 |
| <p>The fire Dept. has requested some updates including signage, breaker panel, and smoke detector changes. Most changes are already made with the signage to be completed within a month.</p> | | |
| 7. | TM | 10/31/10 |
| <p>Unit 205 still in need of tile work for completion, awaiting contractor</p> | | |
| 8. | DM/DW | 9/2/10 |
| <p>Association paid WiFi for all buildings being considered. It appears it will be quite inexpensive. Dick and Donna are spearheading this operation and will report to the Board. Douglas Briggs would be the installer of the Qwest system. Install estimated at \$500-\$1000 with a monthly cost to the association of approximately \$60.</p> | | |
| 9. | SS/TM | 9/2/10 |
| <p>Stan and our accountant are reviewing the next annual budget. Some line items such as the annual 3% dues increase; electrical costs and possible 2nd parking lot assessment are under review.</p> | | |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
LR= Lucas Rentch, DW=Donna Wolford, JW=Joe Wilson, SS=Stan
Sprinkle, JC=Jim Culichia

**NOTE: Next Board Meeting will be Thursday, Sept 2nd,
2010 at 8PM Mountain time in Anaconda unit 207.**

NOTE: Annual Meeting Friday September 3rd at Noon.

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 18, 2010**

Call to order:

The meeting was called to order by president, Dick McKay at 11:05 am, per the pre-determined time and date for the meeting established at the last board meeting. This meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Donna Wolford
Joe Wilson

Board Member Absent:

Jim Culichia

Others:

Tom Malmgren

Agenda Items per Action List:

Discussion about building wide wireless opportunities:

Donna Wolford stated that Summit House recently worked with Douglas Briggs from Breckenridge to establish a building wide wireless arrangement at Summit House with only one Qwest line. Dick McKay will follow up with this as it would possibly apply at Anaconda.

Replacement of the banners:

Tom reported that he has received information from a company in Seattle as a source for the banners. The board asked that he forward the information and selection options for the full board to review and select banner options. A total of 12 are planned to be purchased.

Parking Lot Replacement Options:

Tom reported that he has met with Bruce Yankee from A-Peak Asphalt and we really need to provide guidance to him regarding what we want. Bruce suggested the water management off of the roofs will dramatically alter our past parking lot challenges. Thus, he discouraged heating much, if any, of the lot as many people are looking at Green Development trends and heating outdoor surfaces is a passing trend, at least in Eagle County where the permit for a heated drive or walk is costing \$15.00/sq.ft. The board asked Tom to seek a meeting with Bruce and as many of the Board members as can participate either on Thursday afternoon, September 2 or Friday morning, September 3. Tom has not obtained any interest from Columbine Hills Concrete and Asphalt for our lot replacement. (Columbine Hills is currently replacing the Peregrine parking lot next door.)

Drainage system progress:

Tom reported that the work for the gutters, downspouts and heat tape with Rob Karbowski Seamless Gutter and Snowmelt Systems was nearly complete. Additionally, the electrical work by Alpha Omega has been started. Mile High Metal Works has not provided a schedule for the work to repair the railing systems. Tom reported the dry well installation by A-Peak should be done in the next week.

Website:

Dick is working with Kyle Smith to fine tune details on the website.

Hardi Siding:

As discussed at the last meeting a couple of Hardi planks have the factory installed paint coming off. Jim Culichia was not at the last meeting and not being here today, we do not know if he was able write a letter to Hardi to pursue warranty matters. Tom will call Jim to follow up on this ASAP.

Water Heater Policy Discussion:

No update on the water heater issue was made other than a request by the board to have management inspect every water heater and put together a spreadsheet showing age and warranty expiration dates, if possible.

Collection Policy:

Tom did not get the collection policy forwarded to the board until just this morning. Jim will be asked to look at this as was suggested at the last meeting.

Fire Department Inspection Items:

New smoke detectors, exit signs, etc. have been ordered and installed by Lucas. Tom needs to order signage that was requested.

Unit 205 Shower Walls:

No progress – awaiting work that will need to be done in unit 105 and doing at the same time.

Proposed Budget for next fiscal year:

Tom had Julie Hansen, his new bookkeeping person, prepare a preliminary budget for the board to review. Several suggested changes were communicated and the budget will be modified and resubmitted for the board to look at.

Next Meeting:

The next board meeting will be September 3, 2010 at 8 AM Mtn time at Unit 207.

Annual Meeting:

The annual meeting will be at noon on September 3, 2010.

Adjournment:

There being no further business to discuss the board adjourned the meeting at 12:10 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President