

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JUNE 16, 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
Jim Culichia

Board Member Absent:

Joe Wilson

Others:

Lee Rosenbaum (first 10 minutes)
Tom Malmgren

Agenda Items per Action List:

Bids on Heat tape, gutters, electrical:

The board reviewed two additional bids from electricians and confirmed that the bid from Alpha Omega (reviewed at the last meeting) was a realistic one. Alpha Omega knows the complex well and the requirements. The board authorized Tom to arrange to contract with Alpha Omega. One additional gutter/downspout & heat tape bid is in process. The board authorized Tom to proceed with one of the contractors after receiving and comparing the additional bid. Tom will communicate with Dick on this.

Four painting bids were received and reviewed. Corporate Capital Improvements was the most attractive bid. Tom will engage them to proceed.

Railing repair bids were obtained from the contact Lee Rosenbaum had in Colorado Springs, as well as, Mile High Metal Works. Tom will confirm details with Mile High and have them proceed with repairs, hopefully in time to be ahead of painters. Tom will obtain a bid to paint the railings in addition to the trim previously authorized.

Contracts will be let as soon as possible.

Tom reported he is awaiting the bid from A-Peak on the dry wells.

Replacement of banners is being investigated as to where they were originally purchased.

Website:

Dick is working with Kyle Smith to fine tune details on the website. Stan provided additional comments to be addressed.

Cleaning out of garages:

Tom reported that Lucas, our resident manager, has been working on this and some items in question to be disposed of will be addressed with owners.

Summer Flowers:

The pre-planted flower pots will be arriving just prior to the 4th of July.

Collection Policy Review:

Tom is working with a law firm in Denver to seek a review and update of our collection policy. The idea is to split the cost of this with several HOA's that Carbonate manages. The board endorsed this effort based on the nominal cost to Anaconda.

Fire Dept. Inspection:

Tom reported that during a recent fire inspection numerous items need to be addressed. These include signage and replacement of smoke detectors in common areas.

Unit 205 – Finalize repairs from leak damage:

Tom reported that he has not finalized the work required in 205 but is working on it.

Next Meeting:

The next board meeting will be July 20, 2010 at 11 AM Mtn time.

Adjournment:

There being no further business to discuss the board adjourned the meeting at 11:45 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: June 16, 2010

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|--|-----------|---------|
| 1 | Approved:
1. A gutter/heat tape bid of \$31,432, an electrical bid of \$18,200 to supply power to the new heat tape installation, a roof bid of \$2542 for sealing the Bylin Panels, a paint bid of \$11,190 for trim and bridges, and a rail refurbishment bid of \$5098 for a total of \$68,463. This is with the caveat that Tom insures that there are no issues with repairing the current rail system.
2. Tom will let the contracts ASAP. | TM/ Board | 7/20/10 |
| | To be Bid:
1. Two dry wells on Building 4
2. Replacing fading Banners | | |
| 2 | The new web site is up and there are documentation opening issues that Dick will sort out with Kyle | DM | 7/1/10 |
| 3 | Insure that extraneous materials are removed from the garages and they are cleaned prior to summer. | TM/LR | 7/1/10 |
| 4. | Insure that the summer flowers will be in place for the season. | TM/DM | 7/1/10 |
| 5. | Tom agreed to get several Associations to go together to have a more current Collection Policy drafted for the HOA | TM | 7/20/10 |
| 6. | The fire Dept. has requested some updates including signage, breaker panels, and smoke detector changes which Tom will implement. | TM/LR | 7/20/10 |
| 7. | Unit 205 still in need of tile work for completion. | TM | 7/20/10 |

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 Tuesday, July 20th, 2010 at 11:00 Mountain time by conference call.