

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: March 29, 2011

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

The Board accepted the Bid of A-Peak Asphalt Inc. in the amount of \$115,055.00 for the complete demo and replacement of the parking lot. We upgraded the depth of the asphalt and addressed the ground water and summer schedule with a start as soon after May, 1 2011 as possible. The plan is to be completed by July 1st.

TM/ Board

7/1/11

Because of the damage to 105 from a water heat in unit above, Water Heater agenda will be added to the annual meeting agenda for discussion on a yearly basis and Lucas will keep age data of all water heaters updated. Water heater age data will be added to the web site for reference. The goal is to encourage owners to replace heaters at 10-15 year intervals

TM

5/1/11

The implementation of the new collection Policy was held in abeyance due to it's complexity and burdensome characteristics. . Tom is going to make further reviews of the document and make recommendations to the Board.

TM

5/17/11

Unit 205 has a carpet problem which Tom will work out with the contractor and

TM

5/17/11

Railing repair has been completed. Tom will have painting completed this summer

TM

7/1/11

Vertical Cor-Ten on Stair towers needs to be refastened, repaired or strengthened. Bids to correct will be solicited for summer repair.

TM

5/15/11

Board will evaluate pet policies from other Associations to decide if Anaconda wants to implement such a policy. Tom will address present possible dog noise problems in the mean time. Tom will distribute policies for evaluation at the next Board meeting.

TM

5/17/11

Tom and Lucas will revisit the parking problem and make recommendations to the Board.

TM

5/17/11

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 May 17, 2011 at 1PM Mountain time by conference call.

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MARCH 29, 2011**

Call to order:

The meeting was called to order at 1:30 PM per the notice circulated to the board and as changed from the original date of March 30, due to conflicts. The meeting was conducted via telephone conference call.

Board Members Participating:

Dick McKay
Donna Wolford
Joe Wilson
Jim Culichia
Stan Sprinkle

Others Present:

Tom Malmgren
Bruce Yankee – A-Peak Asphalt

Parking Lot Replacement Discussion:

The board reviewed a modified proposal from A-Peak Asphalt for the parking lot replacement planned for the summer of 2011. Bruce Yankee, the owner of A-Peak attended the meeting to be available to explain his proposal and answer questions. The board inquired about the depth of asphalt (4 inches proposed), the width of the concrete drain pan (4 feet), the size and location of the dry wells that will capture water from the concrete pan, slope of drainage in the concrete pan (minimum of 1%) and other general questions that were answered by Mr. Yankee. The proposed schedule was agreed upon with a start date as soon after May 1 as possible, with a targeted completion date of July 1. Mr. Yankee stressed the weather will dictate how early and how quickly the project will proceed. The board voted unanimously to authorize Tom Malmgren to sign the contract with clarification of targeted dates and assurance that no increases in pricing will occur due to supplier increases.

Water Heaters:

It was noted that at least three water heaters are known to have been replaced over the past several months. Units 105, 302 and 305 have new water heaters. The board instructed Tom to get the Water Heater List updated to reflect the new units and to post this water heater list for all units on the website under a specific category for owners to refer to.

Next Meeting:

The board selected May 17, 2011 at 1 PM as the next board meeting.

Collection Policy:

Tom asked the board if we could continue to utilize the original, existing collection policy, until more research could be completed on the suggested changes that we received from the attorney who reviewed our policy. The suggestions appear to be very involved and cumbersome vs. what we have previously followed. The board agreed with Tom's request and asked him to complete this review as soon as possible.

Comparing what some of the other HOA's in Copper have adopted will be part of the review process.

Signs required by fire department inspection:

Tom reported that the signs required by the fire department have been installed. Donna commented that she felt that they were attractive.

Unit 205 Completion:

Tom reported that the tile at the shower walls in the bathroom of unit 205 has finally been redone. The owner asked that the carpeting be replaced as a follow up to the leak issues. After discussion the board instructed Tom to communicate that the HOA is not responsible for the carpeting as the exposed flooring that is an issue is due to heater replacement initiated by the owner, nothing to do with the HOA.

Pet Policy:

Tom reported that the only pet policy he found and forwarded to the board was for Snowbridge Square. The board reviewed this and asked for more samples. Tom will take a photo of the posted pet policy at Copper Springs Lodge and forward to the board.

Communication from Unit 302 owner:

The owner of unit 302 sent an e-mail to Dick McKay expressing concern about several items, including: past roof leak, snow shoveling at their garage door and parking enforcement. Dick will follow up with the owner. The board discussed all items noting that the leak was a January issue, asking Tom to work with Lucas the resident manager on both snow removal and parking. It was noted that parking permits are required on all vehicles and that the permanent decals that we obtained several years ago are available for owners with new vehicles.

Common area railings:

Repairs were completed last fall. Painting will occur this spring/summer.

Vertical Cor-Ten on stair towers:

Awaiting weather conditions to fully inspect to obtain bids.

Discussion of the upcoming meeting on March 31 regarding future funding ideas for the Resort Chamber and POLA:

The board discussed the proposals being presented at the meeting next Thursday that all HOA board members have been invited to. Differing opinions on the concepts were voiced with all urged to attend the meeting if possible.

Adjournment:

There being no future business the meeting was adjourned at 3:15 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President