

ANACONDA
CONDOMINIUM ASSOCIATION
MINUTES
BOARD OF DIRECTOR'S MEETING
August 3, 2005

The meeting was called to order by president, Dick McKay, at 10 AM per the notice distributed to all board members. The meeting was held via telephone conference call.

The attached 'action plan' recaps the results and target dates of all project topics discussed during the meeting.

At the beginning of the meeting Mr. McKay asked everyone to provide input as to availability for the next board meeting. After discussion the next meeting was scheduled for September 1, 2005 at 5 PM. Location of the meeting will be the Anaconda Board Room. All members anticipated being present.

Discussion that resulted in direction and followed up included:
Checking references of Snowshoe Hot Tubs Company
Consideration of using pavers/stones around the tub vs. a poured concrete deck
Continued pursuit of satisfactory solution to siding/stain issues
Pursue a website name of "Anaconda HOA.com"

Long term planning for additional trees on the south side of the hot tub fence

(See attached Action Plan dated August 3, 2005 which are part of these minutes

The meeting was adjourned at 11:05 AM.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President

**ADDENDUM
ANACONDA BOARD OF DIRECTORS
MINUTES
AUGUST 3, 2005**

The board of directors, after review of the financial position of the association, moved to amend the 2004-2005 Budget as follows:

- Add \$1,000 to the insurance expense based upon actual cost
- Add \$3,000 to utilities budget based upon actual expenses
- Add \$1,000 to the telephone budget (board meeting calls)
- Add \$8,000 to the Repairs and Maintenance budget based upon expenses

Thus the total of \$13,000 will be reallocated as indicated above, reducing the budget for the refurbishment reserve by that amount.

Motion by Stan Sprinkle, seconded by Dick McKay and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 8/3/2005

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE	STATUS
1	Repair and re-glue edges of Black roof covering near spa on Bldg 2 that is visible from many units ... Glue up, do not paint. Deck repair bids for 201 and 209 accepted and to be executed. Dry wall repairs on interior (206 AND 209) will have to be completed after roof repair made.	TM	8/20/05	Open
2	Plan and implement new building signage. All Board members will meet and walk area to look at signage after Board meeting on September 1 st and decide what signs to retain or remove, or what new signs need to be added.	TM/Board	9/1/05	Open
3	Ops Manual completed, minor revisions needed include adding tabs and changing/adding last few section numbers to separate HOA documents. Changes to be distributed to all who received the Ops Manual. Changed [ages Emailed to Tom 8/4.	TM	9/1/05	Open
4	Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated concrete deck and entry. Bids to be refined as follows: <ol style="list-style-type: none"> 1. Insure entry concrete is replaced and heated. 2. Investigate use of heated flat rock instead of stamped concrete as main surface, similar to what Copper has done in the main Village. 3. Investigate desirability of concrete vs. wood enclosure. 4. Insure heating pipe included in deck/entry bid. 5. Have Spa bid refined to include new boiler for spa, deck and entry concrete. Hank is investigating the boiler specified by Brian. Board has determined that the project will be implemented in Spring of 2006 with the aim NOT to borrow funds or assess.	TM/Board	9/1/05	Open
5	Make sure that insurance broker gives us several options for insurance prior to the Board Meeting 9/1. Proposal should have similar to present coverage & be geared towards getting the best bang for the buck with a company that handles claims well.	TM	8/15/05	Open
6	Interior painting in progress. Doors are being sanded and refinished and area below chair rail touched up. After doors are finished, it will be determined if retouching is adequate or whether painting in stairwells and below chair rails is needed. Deb and Ole should also inspect and repair as necessary any rough surfaces on top of chair rail and similar areas.	TM	9/1/05	Open
7	Heater installation diagram supplied to Dick. He will have	DM	9/1/05	Open

recommendation prior to next Board meeting as to how to proceed in terms of heater standardization

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|----|---|----|--------|------|
| 8 | Continue identification of siding issues and seek resolution. As of 8/3/05 Hardie and Travis have inspected siding and Hardie blamed poor application of stain, and stain application company is blaming the Hardie product. Phil Travis is getting clarification on warranty status of stain (10yr), and trying to find stain product so he can make repairs to problem areas | DM | 9/1/05 | Open |
| 9 | Installation of gutter/heat tape system to roof area above 201 approved in amount of \$559. Ensure completion. | TM | 9/1/05 | Open |
| 10 | Obtain and lock up ownership of “AnacondaHOA.com” domain for web site and have Frank begin design of site. <i>Although completion is 1/1/06, design should be started ASAP.</i> Site will allow owners and interested parties to access all HOA information whenever they wish. Such things as all HOA documents, meeting minutes, photos, and latest communications etc will be available. Frank can design the web site, and others including Dick can make additions and corrections as needed. This site will also address new legality issues regarding access to HOA data and notification required by new Colorado law. “AnacondaHOA.com” is available “Anaconda.com or org or biz or net” is not available. | TM | 9/1/05 | Open |
| 11 | Discuss location for new trees to be added to property after completion of hot tub project. Make inspection as part of 9/1 Board meeting | TM | 9/1/05 | Open |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
DP=Deb Pitney, BB=Ben Boughton

NOTE: Next Board Meeting will be September 1st at 5 PM (4 PM if possible) Mountain time at the Anaconda Meeting Room.

Association annual meeting at noon, Friday September 2nd, 2005.