

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
DECEMBER 1, 2005**

A telephone conference call of the board of directors of the Anaconda Condominium Association was called to order at 3:35 PM, by president, Dick McKay.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum

Board Members Absent:

Hank Reinke
Ben Broughton

Others Participating:

Tom Malmgren

The board established January 17, 2006 at 10 AM, mountain time, as the next conference call meeting.

The topics of discussion followed the Action List from the last meeting.

- 1- Drywall repairs are nearly complete in unit 206 and need to be completed in 205.
- 2- Signage has been ordered and the board asked that we have it completed by the next board meeting.
- 3- Operations Manual is complete and will be updated as appropriate.
- 4- Spa replacement project is on-going. Dick has had a couple of conversations with Snowshoe Hot Tubs and will continue to communicate with them to obtain bids.
- 5- Insurance investigation concluded with staying with State Farm Insurance for the upcoming year. Bids for next renewal in 2006 will be obtained via Neil Garing and/or other agents.
- 6- Siding resolution: Tom did send the letter to Travis Construction per the last meeting, and no response has been received. Thus, we have established our understanding in writing without any disagreement from Travis. Phil Travis has indicated to Tom that he is planning on obtaining new product from Hardi, will have it stained by Rocky Mountain Pre-Stain and will start to replace areas as time and weather permits. The board asked Tom to have Travis stain sample pieces prior to a large volume to confirm the stain shade matches.
- 7- Gutters and heat tape have been installed at 201, 205 and 206 decks.
- 8- The website: AnacondaHOA.com is up and operating.
- 9- New trees near hot tub is a 2006 summer project.
- 10- Letter to Gary Rodgers regarding the golf course safety issues along the Anaconda complex was sent. Dick will try to meet with Mr. Rodgers in January. Both Ben and Stan will attempt to discuss this matter with Gary as well, during meetings that they mutually attend.
- 11- Phone books have been distributed to every unit by the resident manager.

12- Garage door siding: Tom has communicated to Travis authorization to install the carriage bolts in all siding/doors. Additionally, Tom has authorized Trophy Garage Doors to install the automatic garage door openers on all doors that presently do not have openers. A separate bill will accompany the door opener installation to provide electric requirements for the door operators. The board stressed trying to get this completed as soon as possible. Tom reported that Travis plans to do the siding work in between other projects, since they are doing the work with no mark-up on their end.

13- Minutes modified to reflect budget amendment. Tom will complete ASAP.

Other Business:

Stan outlined his understanding and reaction to the new Copper Mountain Master Plan update as presented at a Director's Club meeting held on November 26th. He noted that there was a meeting in Denver on December 1 (tonight) to present this to any and all owners who wished to attend.

Overall the plan is moving forward with modifications implemented after Copper has received input from owners. A new version of the updated plan will be posted on Copper's website in the next several days. That can be viewed at:

www.copperliving.com

Tom reported that the snowfall continues to dump a lot of snow at the resort and skiing is fantastic.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 12/1/2005

ASSIGNED TO TARGET DATE

STEPS TO BE TAKEN

- | | | | |
|---|--|-----------------|---------|
| 1 | <p>Billy Keene is completing wall and interior repairs on 206 ... it is 90% done ... ensure completion. Bid received for owner of unit #206 credit memo for replacement of bedroom carpet, but it needs further clarification. New leak in 205 to be repaired, note heat tape installation in Action Item #7 below.</p> | TM | 1/17/06 |
| 2 | <p>Plan and implement new building signage. All signs to be framed to match the dark Hardiplank color. Signs are on order, the cost is \$1500:</p> <ol style="list-style-type: none"> 1. Large "Anaconda Hot Tub..." sign adjacent to hot tub replaced with new design, same language. 2. Eliminate sign on Pool equipment entry door. 3. Eliminate sign in hall opposite meeting room (100). 4. Change sign on laundry room door to say "Laundry, Sauna, Lockers & Restrooms" in new format. 5. Replace gate sign on entry to hot tub area with one saying "Anaconda Residents and Guests Only" 6. Change sign on fence area outside hot tub area "Anaconda Parking..." to new sign format with same wording. 7. "No Parking" sign on Blue Spruce Planter on building 3 replace with new style and mount so it is more obvious that they should park in front of the Blue Spruce. 8. Replace two "Anaconda parking..." signs on posts between buildings 1 and 4 with one sign labeled the same as the one on Bldg 1, and on Spa fence but in new style. 9. Replace "Anaconda Parking..." sign on Bldg 1 with new sign with same lettering. | TM/Board | 1/17/06 |
| 3 | <p>Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated concrete or rock deck and entry. Bids to be refined as follows:</p> <ol style="list-style-type: none"> 1. Insure entry concrete is replaced and heated. 2. Pavers appear to be good solution as investigated by Ben. We will proceed with some sort of heated loose set pavers or stone. 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. <p>Intent is to have contract in place by early 2006 for early summer completion. Dick is in contact with Snoshoe to get the project moving. Amy says the hold up is the subcontractor (Joe) who is trying to finish the heated paver bid. Dick will continue to press Snoshoe for completion of bid</p> | TM/DM
Board | 1/17/06 |
| 4 | <p>Continue identification of siding issues and seek resolution. Phil Travis is continuing to attempt staining the damaged siding, but that is not working well. He is moving on to replacing siding as necessary with new stained product. He has stated that he is committed to a</p> | TM/DM/
Board | 1/17/06 |

complete repair, but total replacement is his last option. Tom sent Travis a memorandum of understanding as to what Travis what he has agreed on to date, which includes, attempts at re-staining, acquiring Hardi-plank as necessary to make necessary repairs, and finally replacement if all else fails. The letter was sent. **We need to be on site when Hardi-plank is being replaced to insure the color match is appropriate.**

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| 5 | Web site still needs to be updated with appropriate financials. | TM | 1/1/06 |
| 6 | Implement new trees near hot tub area during next planting season. Add required replacement Aspens for destroyed trees near complex entry. | TM | 5/1/06 |
| 7 | “Life safety” letter was been sent to Gary Rogers on solutions to golf ball problem. A response was received by Dick McKay agreeing to a meeting to discuss the problem. The Board agrees that a solution needs to be addressed regardless of any changes CM decides to make in course. Dick McKay will arrange a meeting with Gary on his next visit to Copper. Stan and Ben will speak to Gary in the interim and report to the Board | TM | 1/17/06 |
| 8 | Siding coming off some garage doors and some garage door hinges failing. Replace hinges as necessary, and continue to monitor for trend of hinge deterioration. Board approved Travis bid to anchor the doors with Zinc fasteners, and to equip the doors that do not have electric door openers with same to prevent further damage to the heavier siding from doors being slammed down. Tom has electric door installation in process and will further arrange an electrician to install power for the doors. Letters will be individually sent to owners affected, and they will be billed for the installation with their January dues. Installation will include belt drive openers with a numeric keypad on the outside of the garage. Units affected are 101, 103, 106, 201, 203,204, 301, 302, 303, and 304. All others have electric openers. | TM | 1/17/06 |
| 9 | Make addendum to Annual Minutes to reflect that the following amounts were transferred from Reserves to accounts as follows: \$1000 to insurance, \$3000 to utilities, \$1000 to telephone, and \$8000 to Repairs and Maintenance. Post to web site. | TM | 1/1/06 |
| 10 | We still need certain postings to the web site to comply with SB 100. Tom has agreed to create templates that apply to all Associations he manages that can be adjusted to fit Anaconda | TM | 1/17/06 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
 DP=Deb Pitney, BB=Ben Boughton. LR=Lee Rosenbaum, SS=Stan Sprinkle, HR= Hank reinke

NOTE: Next Board Meeting will be Tuesday January 17th 2006 at 10AM Mountain time.