

**ANACONDA CONDOMINIUM ASSOCIATION  
MINUTES  
BOARD OF DIRECTOR'S MEETING  
JULY 13, 2005**

Call to order:

The meeting was conducted by way of telephone conference call and was called to order by president, Dick McKay at 10:00 AM.

Board Members Participating:

Dick McKay  
Stan Sprinkle  
Hank Reinke  
Ben Broughton

Other Participants:

Tom Malmgren

Next Meeting Date:

Dick asked everyone what date would work for everyone for the next meeting. It was agreed the next meeting would be August 24, 2005 at 10 AM.

Action List Items:

Tom recapped the status of various action list items. New target dates were established and responsible individual(s) assigned. (See action plan).

With the discussion regarding the hot tub replacement it was decided that meeting on August 3, 2005 would be scheduled to update everyone with more details on the boiler size & cost, updated bids with clarifications and finances available to complete the work.

Adjournment:

The meeting was adjourned at 11:15 AM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 7/13/2005

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 <b>repairs on interior</b> will have to be completed after roof repair made.	TM	8/15/05	Open
2	Helen Robert's landscape plan being executed. Board voted to not put stone in cart area, leave planted with grasses.	TM	8/1/05	Open
3	Plan and implement new building signage. All Board members will meet and walk area to look at signage after annual meeting on September 2 <sup>nd</sup> and decide what signs to retain or remove, or what new signs need to be added.	TM/Board	9/2/05	Open
4	Print the Approved Operations Manual (7 Copies) and distribute to all Board members, and Resident Managers. Retain two copies at Carbonate. Insure that all required additional documents are included. Have in hands of Board Members prior to next meeting.	TM	8/1/05	Open
5	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"> <li>1. Insure entry concrete is replaced and heated.</li> <li>2. Use pressure treated wood for vault instead of concrete.</li> <li>3. Insure heating pipe included in deck/entry bid.</li> <li>4. Have Spa bid refined to include new boiler for spa, deck and entry concrete.</li> </ol> Hank will Email talking points for refinement of bids, and Tom will provide Hank with info on proposed boiler supplied by Brian of Snowshoe. Board will determine if we can proceed with installation this year or wait until next spring. <b>Tom and Stan will determine financial ability to do job this fall or next spring.</b>	TM/Board	8/3/05	Open
6	Make sure that insurance broker gives us several options for insurance prior to the HOA meeting Labor Day. 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
7	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.	TM	8/15/05	Open

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| 8  | Heater installation diagram supplied to Dick. He will have recommendation prior to next Board meeting as to how to proceed in terms of heater standardization.   | DM | 8/3/05 | Open |
| 9  | Continue identification of siding issues and seek resolution. As of 7/13/05 Hardie and Travis have inspected siding and Hardie has sent sample to it's labs for identification of problem. They suspect poor application of stain.   | TM | 8/3/05 | Open |
| 10 | Installation of gutter/heat tape system to roof area above 201 approved in amount of \$559. Ensure completion.   | TM | 9/1/05 | Open |
| 11 | Obtain " <b>AnacondaHOA</b> " 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 <b>not</b> available. | TM | 1/1/06 | Open |

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

**NOTE: Next conference Call Wednesday August 3<sup>rd</sup> at 10 AM Mountain time**

**Association annual meeting at noon, Friday September 2<sup>nd</sup>, 2005.**