

ANACONDA  
CONDOMINIUM ASSOCIATION  
Minutes Meeting  
Board of Directors  
May 17, 2005

Call to Order:

The meeting, conducted by telephone conference call was called to order by president, Dick McKay, at 10 AM, mountain time.

Board Members Participating:

Dick McKay  
Stan Sprinkle  
Hank Reinke  
Ben Broughton

Others:

Tom Malmgren

Dick asked Tom from Carbonate Property Management to go over the items on the action list to begin the meeting.

Re-gluing of the Black roof covering: Tom outlined that much of this material was trimmed and disposed of during the remodel project, but those areas still needing to be taken care of will be as weather permits. Also he and Deb, the resident manager, have discussed what might be done to cover the roofing material were paint, glue, etc has created an undesirable visual appearance. They will check with the roofing contractor to discuss options.

Regarding roofs, Tom reported that two areas had leakage this past winter/spring which will require replacement as the underlying insulation was damaged and retains some moisture. Bids for a deck above unit 209 and the upper deck off of 206 were approved. The bids = \$6,855 and \$6,318 respectfully.

Part of the roofing problems included drains that back up. The roofing company will be asked for their recommendations about adding a scupper out the side of the deck in addition to the roof drains on the decks. Additionally, management will implement an access method allowing constant monitoring of these drains to eliminate any future back ups.

Tom reported that he has not received an updated report from Helen Roberts on the landscape project, but that she did let him know by telephone several weeks ago that the project was being planned to begin when weather permits. With the cool spring, many plant materials have been delayed. The board asked Tom to obtain a written plan from Helen as soon as possible.

Regarding building signage, Tom has a meeting scheduled with Mark Summers from the Sign Shope later this week. The objective is to seek his professional guidance in improving our signage and creating continuity of appearance.

Tom will draft a letter to all owners notifying of the pending disposal of any bicycles in the storage room that have not been identified and labeled. The letter will be e-mailed to all board members for review prior to mailing. July 1, 2005 is the deadline date.

Dick McKay reviewed the Operations Manual that he has drafted and distributed to all board members for comment. This is coming along quite well and it is hoped that all comments, changes, etc. will be able to be discussed and approved at the next board meeting.

Dick suggested June 14, 2005 at 10 AM for the next meeting of the board. This was agreed upon by all.

Hot tub shell replacement bids were reviewed. Kaupas Water submitted a proposal for three different sized shells with costs ranging from \$12,650 to \$15,034.

Lindell Spas provided a bid of \$19,026.

A third company met with Tom just this morning and will be submitting a bid. SnowShoe Hot tubs will provide a proposal very soon.

As soon as all bids are available Tom and those board members nearby who can participate in the process will ask the contractors to thoroughly explain their proposals and a selection will be made. The desire of the board is to maintain the same configuration of the hot tub in the deck area and have the tub raised 18 inches off the deck with a two tier/step arrangement, if possible. If a 12 foot tub is not available or we find the more reliable manufacturers have only 10 or 14 foot tubs then we will lean toward the 10 foot, but 12 would be the preference.

Once we have a hot tub replacement plan in place, we will ask Travis Construction for a bid to install new decking material (Evergrain Product). A coat rack will be incorporated as part of this project made from matching material.

Tom will ask other insurance brokers/companies for bids with a target date of August 15 to have them in hand for review. State Farm is the current carrier.

Individual unit balcony decks that still have wood surfaces will be painted. The board instructed management to match the color to that of the balcony caps (dark color).

Tom reported that he has had a challenge obtaining painting bids for the interior hallways and all doors as discussed at the last meeting. He has a painting company out of Denver coming late this week to provide a bid. He also mentioned that Deb, our resident manager has expressed interest in contracting for this work. Tom was instructed to seek bids and the board authorized him to possibly work out allowing the manager to paint the hallways stressing that a first class, professional job is mandatory. Colors will be matched to existing. Door preparation was stressed as absolutely necessary to not have the paint scrape off as the existing green is doing at certain areas.

Tom was asked to identify all hallway heaters that have been replaced and communicate with the board so decision on further replacements can be made.

A site plan of the complex including parking areas assigned will be added to the Operations Manual. Tom is to get this information to Dick.

The last item of discussion was in reference to the areas around the complex where we are experiencing the stain washing off of the new Hardi Board siding. At locations with a lot of water draining off of roofs and/or locations with water splashing on the surface we continue to have this problem. Travis Construction worked on this last fall and added some flashing at numerous locations which has helped. However, based upon the fact

that the siding is an outdoor product the board is dissatisfied with the situation. A call was placed to Phil Travis during the meeting and he committed to looking into the problem and assisting us in working with the manufacturer and stain applicator.

The hot tub project and the stain challenges were discussed as the two most important items that the board needs to complete successfully in the near term.

Dick noted that one of our board members should try to attend the June 4, 2005 POLA meeting scheduled in Denver. Ben Broughton stated he would be there.

There being no further business, the meeting was adjourned at 11:35 AM

Respectfully submitted,

Accepted,

---

Thomas J Malmgren, Managing Agent

---

Dick McKay, President

## ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 5/17/2005

ASSIGNED TO	TARGET DATE	STATUS
-------------	-------------	--------

### STEPS TO BE TAKEN

- |   |  |          |         |          |
|---|--|----------|---------|----------|
| 1 | Repair and re-glue edges of Black roof covering near spa on Bldg 2 that is visible from many units. Bids for decks above 206 and 209 approved and are to be implemented. Dry wall repairs on interior will have to be completed as well.   | TM       | 7/1/05  | Open     |
| 2 | Coordinate with Helen Roberts to have written planting plan in place for implementation and review by Board. Review plan submitted.  | TM       | 6/14/05 | Open     |
| 3 | Plan and implement new building signage. With present signage as an example, get recommendations from Mark Summers, send pictures and ideas to Board so we can make decision at 6/14 conference call. Ask about Ben's ideas re signage at entrance gate. Review the bid Mark just submitted.       | TM/Board | 6/14/05 | Open     |
| 4 | Write follow-up final letter to all owners indicating they have until July 1 the bike room. Indicate that all non-approved items will be removed from the garage at the same time.   | TM       | 5/23/05 | Complete |
| 5 | Create an operations Manual for the Anaconda complex modeled after the example of the Elk Run Manual. This manual will handle all conceivable operations. Dick is requesting comments on Elk Run example, and will forward the completed draft to the Board for review at the 6/14 conference call | TM       | 6/14/05 | Open     |

- |    |   |       |         |      |
|----|---|-------|---------|------|
| 6  | Get detailed estimates from Kaupas, Lindell, and Snowshoe hot tubs for a new hot tub the same size as the present tub or slightly larger (but not 14 feet). Ensure that contractor plans on complete job, and interfaces with Travis Construction on deck   | TM    | 6/14/05 | Open |
| 7  | Get bid from Travis Construction on Evergrain deck to replace present deck. Work to also include a treated wood enclosure around hot tub to allow work around tub after it is installed. Have Travis reinstall similar clothes rack to what was there on old siding.  | TM/DM | 7/01/05 | Open |
| 8  | 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 |
| 9  | Identify decks needing work, so we can make sure it is done early this summer and schedule painting. Balconies to be painted darker brown to match outer color. Try Deb and Ole and see if work is up to our standards. Coordinate with #10 below.  | TM/BB | 6/14/05 | Open |
| 10 | Get bids for painting as follows: 1. all first floor walls below the chair rail. 2, All stairways as necessary, 3. All exterior doors. 4. Identify Chair Rail problem and include solution in bid. 5. Identify doors that need to be painted and include in bid. Balcony decks as described in #9 above. <b>Bid should anticipate the work will be done in June or July..</b> | TM    | 6/14/05 | Open |
| 11 | Identify what heaters have been replaced and communicate with Board so decision on further replacement can be made.   | TM    | 6/14/05 |      |
| 12 | Continue identification of Siding issues and seek resolution.   | TM    | 6/14/05 |      |

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

**NOTE: Next conference Call Tuesday June 14  
AM Mountain time**