

**ANACONDA CONDOMINIUM ASSOCIATION
MINUTES OF MEETING
BOARD OF DIRECTORS
JUNE 14, 2005**

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

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Hank Reinke

Others:

Tom Malmgren
Byran- Snowshoe Spas

Dick asked that the date for the next meeting be determined at the beginning of this meeting. All agreed to July 13, 2005 at 10 AM, for the next board meeting.

Agenda Items for discussion started with the Action Plan list.

- 1) Roof edge covering that needs to be re-glued – No action yet. Weather permitting it will be completed by the next meeting date. The roofer is to be here at Copper on Thursday to discuss this work and fine tune the bids submitted last month. One of the bids was wrong, with the roofer failing to measure the dimensions of the smaller deck.
- 2) Landscaping plan – Helen Roberts is actually at Neils Lunceford Landscaping in Silverthorne discussing the materials. Helen reported later that all work will be started right after the July 4th holiday.
- 3) Signage: Tom submitted one bid from the Sign Shoppe in Frisco. The board members agreed to look at the existing signs for content/need and also asked Tom to obtain one additional bid. It was hoped that the sign maker would be able to supply suggestions regarding needs, working, etc. A sample of the proposed materials and style will be obtained for board members to review.
- 4) Operations Manual: Dick circulated the updated manual to all board members. Most had not been able to review this latest version. Once all board members have reviewed this document, Dick asked Tom to be prepared to print a copy for each board member, the resident manager and Carbonate's office. It will be compiled in a three ring binder and updates will be provided/changed as applicable.
- 5) Hot tub replacement: Bryan from Snowshoe Spa's joined the conference call to answer questions and explain his proposal. After a lengthy discussion the board asked Bryan to provide more detailed information on a 14 foot Rio Plastics tub as well as the possibility of a 12 foot stainless steel tub. Bryan agreed to visit the site later in the week and develop more detailed information for review. The board agreed that if a 14 foot tub is the final selection, that sinking it into the deck vs. protruding above the deck would be the preference.

- 6) Once a hot tub contractor is selected we will work with a general contractor to work with to accomplish the parts of the project that the hot tub installation company does not handle.
- 7) Insurance: Tom has an insurance broker out of Glenwood Springs scheduled to submit a quote to us by mid-August. He may have one other company interested as well.
- 8) Individual (small balcony) deck floors will be painted the same color as the dark color of the exterior balcony caps. The resident manager will be hired to do this work.
- 9) Painting of interior doors and hallways will be completed by the resident Manager. The board stressed to Tom that this is an acceptable direction to proceed, but they absolutely demand quality. Preparation of the doors is of high priority, to insure a quality result.
- 10) Tom is to supply a list of heaters that have been replaced and inventory future potential needs.
- 11) Travis Construction will be contacted to see where we are on the painting representative to look at the problems discussed at the last meeting regarding the stain coming off the siding at certain locations.
- 12) Tom submitted a bid to install a gutter with heat tape across the upper roof of unit 201, above the deck door, where we periodically have some leak problems. Tom will take photos of this area and send them to the board to more clearly understand the proposal prior to approval. The bid was \$559.00 / location.
- 13) Tom reported that he has been in discussion with an alternative trash removal company. A bear proof dumpster is the primary objective discussed at the board meeting, regardless of which vendor is used.
- 14) As a follow up to information presented at the POLA meeting in Denver on June 4th, the board will be looking into establishing a website to post information that the membership can access. The posting of budgets, financial statements, minutes, association documents, rules and regulations, etc. will be considered.

Dick McKay will update the Action Plan and distribute it to the board and management.

Adjournment:

There being no further business the board adjourned at 11:50 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Richard W. McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 6/14/2005

ASSIGNED TO	TARGET DATE	STATUS
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STEPS TO BE TAKEN

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| 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 (206 may not be needed, and may be cancelled) approved and are to be implemented Dry wall repairs on interior will have to be completed as well. | TM | 7/1/05 | Open |
| 2 | Helen Robert's landscape plan is approved, and should be implemented when snow is no longer a problem before end of June. | TM | 7/13/05 | Open |
| 3 | Plan and implement new building signage. All Board members available should have a look at present signage to see if the signs say what is needed, and communicate their thoughts with other Board members accordingly. Tom will get bid and recommendations from second sign company. We will try and reach consensus and let bid for signage at our next meeting. | TM/Board | 7/13/05 | 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 | 7/1/05 | Open |
| 5 | Continue Spa Investigation. Review web sites for information on spas available (including stainless), review information submitted by Brian of Snowshoe. We will plan 12 foot stainless or 14 foot plastic tub, flush mounted with deck with access provisions as discussed. Work should be planned for period immediately following Homeowners meeting this September. | TM/Board | 7/13/05 | Open |

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| 6 | Insure that we have contractor on board to do deck and foundation work for new tub. Work will include a treated wood enclosure around hot tub to allow repair work around tub after it is installed. Have contractor reinstall similar clothes rack to what was there on old siding. Travis Construction and Wooden it be Nice are possible contractor choices. | TM/Board | 7/13/05 | Open |
| 7 | 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 |
| 8 | 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 #9 below. | TM | 7/13/05 | Open |
| 9 | Initiate painting as follows. Deb and Ole to do work 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. 5. Identify interior doors that need to be painted and include. Balcony decks as described in #9 above. Make sure Deb and Ole's work up to our requirements and follow up on preparation and work. | TM | 7/13/05 | Open |
| 10 | Identify what heaters have been replaced and communicate with Board so decision on further replacement can be made. | TM | 7/13/05 | Open |
| 11 | Continue identification of Siding issues and seek resolution. Present discussions involve Phil Travis and suppliers of product. | TM | 7/13/05 | Open |
| 12 | Investigate techniques for addressing water problems on roof above unit 201 as related to an ongoing solution for all similar areas. | TM | 7/13/05 | Open |

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| 13 | Tom will negotiate contract with new trash removal service to address bear style limited access dumpster for summer use, and easier access normal dumpster for winter use when bears are not a problem. This will be coordinated within the framework of a contract for Tom's other properties. | TM | 7/13/05 | Open |
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| 14 | Create Web site for Anaconda so owners can access all HOA information whenever they wish. Such things as all HOA documents, meeting minutes, photos, 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/DM | 1/1/06 | Open |

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

**NOTE: Next conference Call Wednesday July 13
 AM Mountain time**