

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 1, 2006**

CALL TO ORDER:

Dick McKay, president of the association, called the meeting to order at 10:05 AM.

BOARD PARTICIPANTS:

Dick McKay
Hank Reinke
Ben Broughton
Lee Rosenbaum
Stan Sprinkle

OTHERS:

Rob Schwartz –Copper
Bryan – Snowshoe Hot Tub
Tom Malmgren

Dick introduced Rob Schwartz, who represents Copper Mountain, Inc. Rob is responsible for the golf course operations and thus he is the one that Ben and Stan have been working with to erect the netting to protect the Anaconda buildings. Rob explained that the footings for the poles was recently poured and they anticipate getting the nets up within the next few days. The board asked Rob about Copper's ability to reimburse the association for the damaged siding that has occurred due to golf balls denting the new Hardi Board siding surface. Approximately 40 pieces of siding needs to be replaced and the estimated cost is about \$4,800. Discussion followed with the board committing to seek coverage by our insurance carrier. Once the response is obtained from State Farm the association will communicate the result back to Rob. He indicated that he thought that Copper might be able to cover have of the deductible but had concerns about their ability to reimburse for the entire replacement cost. Upon hearing about the insurance company's response he will communicate with Gary Rodgers to obtain final decisions. They are concerned about setting a precedent with other associations. The board asked Rob to pursue authorization to pay for the replacement of damaged siding and with the netting soon to be in place, they would not seek future obligations. Rob left the conversation and was thanked by the board for his time and efforts.

Bryan from Snowshoe Hot Tubs joined the board meeting and addressed numerous questions and clarifications by the board. He recapped the project and outlined a proposed schedule to complete. A recap of issues dealing with the hot tub are detailed with the attached memo from Dick McKay to all involved. Topics included: Rebuilding the fence and stone faced pillars, landscaping reclamation and responsibility, request for scale drawings of tub deck layout and schedule anticipated to finish the project.

Other projects that the association discussed included the possibility of seal coating the parking lot (dependent upon finances), the new BBQ Grill, finishing the siding replacement by Travis Construction.

Tom was asked to provide the board an updated financial position to assist in making decisions about other projects.

The action list was reviewed and an updated version is attached. Tom explained that prior to reinstallation of the wiring in the asphalt that activates the entry gate, some asphalt repairs are needed. The wiring replacement is anticipated to be \$1,800.

NEXT MEETING:

The next meeting will be August 29, 2006 at 10 AM.

ADJOURNMENT:

The meeting was adjourned at 11:45 AM.

Respectfully submitted,

Accepted,

A handwritten signature in black ink, appearing to read 'Dick McKay', written over a horizontal line.

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 8/1/06

STEPS TO BE TAKEN

ASSIGNED TO TARGET DATE

- | | ASSIGNED TO | TARGET DATE |
|--|--------------------|--------------------|
| 1 | TM/ Board | 8/29/06 |
| <p>Continue identification and resolution of siding issues. Phil has begun to replace siding. Siding color seems to match as well as can be expected. We have suggested, and Phil agrees that the best plan is to place additional flashing (not gutters) to prevent damage to areas that are obviously impacted by falling/splashing water. Further areas of damage on building 3 at planter adjacent in parking lot, and on back of 105 require new siding. Supply of siding appears to be inadequate. We need to acquire more siding for completion of Phil's work plus repair of golf damage.</p> | | |
| 2 | TM/SS/BB | 8/29/06 |
| <p>Regarding golf ball problem post foundation has been completed and the netting is installed. Perigrine has complained about the installation as they were apparently not notified or consulted on the impending netting. Rob, Ben, Tom and Jim Jadlos of Perigrine met to discuss the issue. Rob committed to providing three possible solutions to keeping the Anaconda solution in place while mitigating the Perigrine concerns. Dick McKay suggested moving the pole closest to Perigrine onto Anaconda property to increase protection to building three and mitigate Perigrin's problem. The Board had a lengthy conversation with Rob Schwartz, and he will request that CMI, through Gary Rodgers, reimburse Anaconda for either the deductible for our insurance if they will pay for the damage, or for \$4800, the amount of the total damage if insurance will not help. The Board agreed that this would be a one time only request of CMI, and CMI will continue to keep the net up to mitigate our golf ball problems.</p> | | |
| 3 | TM | 8/29/06 |
| <p>Unit 104 garage door is damaged and Travis has started replacing the siding on the door. The door panels have been replaced, awaiting siding replacement and bolts. Travis will finish the door before doing other building siding.</p> | | |
| 4 | TM | 9/30/06 |
| <p>Anaconda units 209 and 211 have repeating leaks at picture window area due to ice dams. The Board approved bid of \$2400 for two small RIM system devices to protect the above mentioned roof areas. The electrical will be T&M. System scheduled for installation in September.</p> | | |
| 5 | TM | 8/29/06 |
| <p>Gate exit sensor was damaged by snow-plows. Tom received one bid for replacement, but we need to repair surrounding asphalt at the same time. Bid for sensor replacement is currently \$1800. Tom is trying to get a better bid and also get a bid from A-Peak for asphalt resealing and repair.</p> | | |
| 6 | TM | 7/25/06 |
| <p>Hot tub progress/problems as of 8/1/06:</p> <ol style="list-style-type: none">1. Vault is poured, tub is placed and is being plumbed. Schedule | | |

is to lay heat pipe and place equipment week of August 7th,
Pour deck week of August 14th, and complete installation week
of August 21st.

2. As of this date 1 assessment has yet to be received. Tom has sent bill to owner reflecting late fee.
3. Tom will interface with Bryan and Joe to insure that we have technique in hand to re do pillars that were removed. We will have to have a mason remove the stone from the original pillars and reconstruct the new pillars.
4. Tom and Bryan will determine how a proper 2 ½ inch backwash drain can be installed from equipment room to waste line in crawl space of building 2, and implement the change order.
5. Tom will insure that both gas and electrical are stubbed to the grill area.
6. Lee has suggested a Weber Summit Gold A4 grill costing approximately \$1000 which Lee will donate ½ of. Board will look at Weber site and render an opinion so grill can be ordered.
7. Bryan will submit a drawing to scale so that heat zones can be accurately determined, and also so Board can see where Trex sections of deck will be located, as well as the size and shape of the access hole to the tub.
8. Bench will be constructed out of Trex product.
9. Landscaping will have to be replaced after job is complete. Who must pay for this is in question.
10. Dick and Tom will meet with Bryan to insure all of our requirements are on track.

- 7 Put a copy of the updated owner roster on the web site, in the password required directors section.

RM

7/25/06

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 August 29th, 2006 at 10AM Mountain time.