

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 29, 2006

CALL TO ORDER:

Dick McKay, president, called the meeting to order at 10:06 AM per the pre-arranged time and date.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum

Board Member Absent:

Hank Reinke

Others:

Tom Malmgren

The action list was reviewed per the attached updated Action List.

- 1) Siding update: The board instructed Tom Malmgren to coordinate with Phil Travis of Travis Construction to order 20 pieces of the dark stained siding planks and 80 of the light stain pieces. Phil is to return soon to continue the replacement of damaged siding.
- 2) Golf Netting: Dick updated the board the he was meeting with the Peregrine board president and Rob Schwartz of Copper operations to try and further discuss the golf netting that was recently installed.
- 3) Garage door siding at #104 is awaiting replacement along with the other siding replacement discussed in #1 above.
- 4) Units 209 and 211 heated edge (ice melt) systems are scheduled for installation in the next 60 days.
- 5) The gate sensor is being replaced in the next several days. Asphalt repairs prior to the sensor installation occurred earlier this month.
- 6) Hot tub progress: Dick McKay reported that he has been very involved with this project and is firm that doing it correctly vs. quickly was top priority. Pouring the deck is anticipated for after Labor Day.
- 7) Discussion of the BBQ grill adjacent to the hot tub deck ended with the board asking Lee to order the new grill. Lee volunteered to pay \$500.00 toward this new grill. During discussion Stan volunteered to pay an additional \$500 toward the grill. It will be ordered.
- 8) The board discussed the parking lot as being a future, major, project. But that will be addressed in future years.
- 9) Lee suggested that we consider installing a fire pit in the area of the hot tub deck at a future date. The board generally liked this idea, but suggested we need to complete the existing project and consider other improvements next year.

There being no further business, the meeting was adjourned at 11:20 AM.

The next conference call was scheduled for September 27, 2006 at 10 AM.

Respectfully submitted,

Accepted,

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 8/29/06

STEPS TO BE TAKEN

ASSIGNED TO TARGET DATE

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| 1 | Continue identification and resolution of siding issues. Phil has begun to replace siding. 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 100 additional pieces siding (20% dark color) for completion of Phil's work plus repair of golf damage. | TM/ Board | 9/26/06 |
| 2 | The netting is up, and as a result of a two day study conducted by Rob Schwartz of all balls hit from the 8 th tee, the netting is very effective in keeping Anaconda form being hit along with the resulting possibility of bodily and building damage. Rob, Dick & Jim Jadlos met again on Aug 31 st and we came to the conclusion that there were two possibilities. 1. Leave the nets as is. If this is done two 30 foot trees will be added to help hide the poles from Perigrine; or 2. Move to pole closest to Perigrine onto Anaconda property. This solution would also involve the planting of at least one 30 foot tree to hide the middle post. The problem would be getting the equipment in twice a year to put up and remove the pole on our property. Rob gave Dick and Jim Jadlos a letter assuring that the posts and netting will come down at the end of each golf season and will be put up again in mid May, only as long as they are required by the present golf course design. Anaconda agreed that the poles could be stored during the winter on the golf course side of the fence lying on their side. Rob and Jim are hoping the PUD will allow the golf course to be moved and the damage issue will go away so nets are no longer required. Rob Schwartz 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. | DM/TM/Board | 9/26/06 |
| 3 | 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. Balcony of 210 also needs repair | TM | 9/26/06 |
| 4 | 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. | TM | 9/30/06 |

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| 5 | Hot tub progress/problems as of 8/1/06: <ol style="list-style-type: none">1. Tub progress is delayed due to necessity to have the deck level. Bryan had proposed a raised area for the pipe chase. After much discussion a way to proceed was agreed on.2. Dick brought Bud Monk on board to act as contractor/interface to make sure the deck and remainder of the project is up to our expectations. Bud and Dick designed the necessary iron supports for the chase and vault covers and Bud prepared CAD drawings that have been sent to Bryan and Joe. Bud had the steel fabricated it is currently in place, and Bud will oversee the concrete, deck work, and tub completion.3. Bud 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. Dick has contacted Travis Construction to get the work done.4. Lee has suggested a new Weber Summit Gold A4 stainless steel grill costing approximately \$1000 for the new hot tub area. Lee said he would donate ½ of the grill price (\$500) Stan decided to donate the other ½ of the grill price Thanks Stan and Lee! The grill will be ordered by Lee and will be shipped shipment to Anaconda.5. Bench will be constructed out of Trex product.6. Landscaping will have to be replaced after job is complete. Who must pay for this is in question.7. Schedule is in flux at this time, but we estimate the pour will take place the week of September 5th. | TM | 8/29/06 |
| 6 | Put a copy of the updated owner roster on the web site, in the password required directors section. | TM | 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, BM=Bud Monk

NOTE: Next Board Meeting will be Wednesday September 27th, 2006 at 10AM Mountain time.