

ANACONDA CONDOMINIUM ASSOCIATION
MINUTES
BOARD OF DIRECTOR'S MEETING
December 13, 2006

Call to Order:

The meeting, conducted via telephone conference call, was called to order by president Dick McKay at 10:05 AM.

Board Members Participating:

Dick McKay
Stan Sprinkle
Hank Reinke
Ben Broughton
Lee Rosenbaum

Others:

Tom Malmgren

Next Meeting Date:

The board set the date for the next BOD meeting as February 20, 2007 at 10 AM.

Update and review of Action Plan:

Tom reported that the siding replacement was slowly occurring, but that Travis Construction has not installed the siding on the one remaining garage door nor replaced the damaged siding at the balcony of unit 210. The board asked Tom to continue to pressure Travis to complete the project, but in particular to finish those two ground level, high visibility areas as soon as possible.

Ben and Tom reported that the netting and posts along the golf course have been removed for the winter. The metal posts are stored on the golf course side of the split rail fence as requested. Ben stated that the boom truck operator did not test to see if he could reach the location where the northerly post will likely be relocated next summer. However, the operator was pretty certain his machinery would reach this location.

The installation of the RIM (heated edge) system along the roofs of unit 209 and 211 has been completed.

Dick provided a recap of the hot tub status. Lee was very helpful in working with the contractors to achieve an amiable resolution to the final bills. All contractors involved with the hot tub/deck project have been paid. The completion of the fence is near and we hope to be able to call for the final inspection on Thursday for the inspector to visit the site on Friday. After this is signed off, Snowshoe Hot Tubs will return to complete the final requirements to have the pool fully operational.

Dick reported that we deducted \$300 from the concrete deck contractor to cover needed (if appropriate) repairs of hairline cracks that have appeared. These are not serious but we did express concern with the contractor who agreed to have money withheld from the final payment. We will seal these with silicon (clear) sealer to limit moisture from entering and causing further damage. In the spring we will evaluate the status. The contractor has a 1 year warranty on the workmanship, etc.

Discussion of the storage closets scattered throughout the project was next on the list. Tom and Ben completed a thorough inspection of each closet. They reported usage of all closets and that one was empty and available if the board wished to rent or allow usage of it per the Broughton family's request. After thorough discussion it was agreed that Lee Rosenbaum would put together a very simple lease agreement to formalize the closet arrangements with the two owners using them and with Carbonate Property Management's use of the closets they use. The annual lease amount from owners using closets will be \$100.00. It was agreed to continue allowing Carbonate to use the closets they utilize as part of their management arrangement, which has been the case for the past 20 + years.

Ben updated the board that the Metro District would no longer grant a discount for prepayment of the full year's television charges. Thus, paying this on a monthly or quarterly basis would be the most sensible method to follow in the future.

Adjournment:

There being no further business to come before the board, exchange of season greetings occurred and the meeting adjourned at 10:50 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick W. McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 12/13/06

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|---|-------------|----------|
| 1 | Continue identification and resolution of siding issues. Phil is replacing 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. This siding will be ordered after Phil defines his ongoing requirements. Repair on garage door on 104 still in progress. Balcony of 210 also needs repair. | TM/ Board | 2/20/07 |
| 2 | The golf netting is down, and the poles are stored on the far side of our split rail fence for the winter. Crane operator said he <i>thought</i> that he could retrieve the pole closest to Perigrine from the cart path on the golf course side of the fence if it were moved onto our property as had been discussed with Perigrine. We need to insure that is the case before agreeing to move the pole. Action deferred to next spring. | BB/Board | 5/15/07 |
| 3 | Hot tub progress as of 12/13/06:
1. Hot tub is complete, and fencing should be complete by 12/13/06.
2. The plan is to insure the tub is complete on 12/13, refill the tub and make sure it is operating, and call for county final inspection Thursday to be completed Friday. Bryan of Snowshoe Hot tub is scheduled for final filter work on Sunday 12/17/06, and hot tub should be opened on or about that date.
3. Payment to all contractors is complete. | | 12/17/06 |
| 4 | Ben investigated and reported on the numerous storage closets in the Anaconda complex. Some are being used by all owners, i.e. the bicycle closet, some are being used by the resident manager to store Anaconda supplies, some are being used by individual owners at no charge, and some are being used by Carbonate for storage of supplies at no charge. The Board concluded that all closets should be put on lease to the present users other than the HOA. Lee will draft a year to year, automatically renewable lease to be signed by Carbonate, Hank Reinke, and Ben Boughton that will require a yearly fee of \$100 per closet. In the case of Carbonate, the fee is waived in lieu of a portion of the management services performed for Anaconda. | TM/DM/Board | 1/1/07 |
| 5 | Copper Metro has decided that there will no longer be a discount of one month's fee for paying on a yearly basis. The Board voted that because of that, the Association will revert to quarterly rather than yearly payment for this billing. | TM | 1/1/07 |

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 Tuesday February
20th, 2007 at 10AM Mountain time.**