

ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
FEBRUARY 21, 2006

The meeting was called to order by president, Dick McKay, at 10 AM per the notice distributed to all board members by way of the most recent Action Plan and as agreed at the last meeting. The meeting was conducted by telephone conference call in conjunction with Dick McKay present in Carbonate Property Management's office.

Board Members Participating:

Dick McKay (present)  
Hank Reinke (by phone)  
Stan Sprinkle (by phone)  
Ben Broughton (by phone)  
Lee Rosenbaum (by phone)

Others:

Tom Malmgren (present)

Date for next meeting:

The next meeting will be held on March 22, 2006 at 10 AM.

Action List Update:

Tom Malmgren was asked to update the board on the status of action list items.

Drywall repairs have been completed in unit 206

Signs have been delivered to the complex and will be erected in the next several weeks. The volume of snow will restrict certain signs being installed where they will be finally placed. Target completion date is March 22.

Spa update: Dick reported that he has continued to communicate with Snowshoe Hot Tubs. A meeting was held several days ago with a representative of Vogelman West a company that has installed a lot of the heat melt system in the core village of Copper. Further discussion of methods of using pavers as the deck surface with a heat melt/ snow melt system beneath the pavers concluded with the parties agreeing to finalize bids and detailed proposals. Compaction of the sub-grade was stressed to insure proper installation and on-going success for such installation. It was discussed that three zones of the heat melt system should be considered; one for the main sidewalk, one for the perimeter of the tub except the side closest to the fence and the third being the area next to the fence. Brian (Snowshoe) and John (Vogelman West) will work together to complete an all inclusive bid.

Siding update: Tom reported that he has not had a recent conversation with Phil Travis, but expects the siding product to be arriving in the next month or so. The weather and snow have not been conducive to accomplishing any siding replacement. Tom will continue to monitor the schedule with Phil Travis. Dick McKay suggested the we ask

Travis Construction for a bid to install flashing at certain locations where excessive water drains down the sides of the building. Tom will communicate with Travis on this by suggesting this combined with the siding replacement where necessary could insure long-term success. Nest update March 22.

Financial updates have been posted on the website.

Trees will be considered next summer.

Golf ball issues have been discussed with Gary Rodgers, general manager of Copper Mountain. The board members attending various meeting with Gary will continue to seek an exact schedule of planned improvements Copper has committed to. Discussion of screening to buffer golf balls is anticipated as the temporary solution, until permanent changes are made to the course.

Garage door siding: All carriage bolts have been installed on garage door siding. Additionally, the garage door openers have been installed on all doors formerly without and the required power connected by an electrician. One door still needs final completion but new siding is required first. Tom noted each owner receiving a new door opener has been billed.

Addendum to the minutes amending the budget has been completed.

Finalizing policies required to be in place is being worked on by Tom and Lee. A target date for completion is March 22.

Bids to install heated edge snow melt systems on the sloped roofs of units 209 and 211 will be obtained by the next meeting, March 22.

Dick briefly suggested that having the association condo map displayed on the website should be a future goal. Building plans may also be added eventually.

Adjournment:

The meeting was adjourned at 10:50 AM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 2/21/06

ASSIGNED TO TARGET DATE

STEPS TO BE TAKEN

- |   |  |                 |         |
|---|--|-----------------|---------|
| 1 | <p>Signs, as described below are completed and should be installed by next Board conference call:</p> <ol style="list-style-type: none"> <li>1. Large “Anaconda Hot Tub...” sign adjacent to hot tub replaced with new design, same language.</li> <li>2. Eliminate sign on Pool equipment entry door.</li> <li>3. Eliminate sign in hall opposite meeting room (100).</li> <li>4. Change sign on laundry room door to say “Laundry, Sauna, Lockers &amp; Restrooms” in new format.</li> <li>5. Replace gate sign on entry to hot tub area with one saying “Anaconda Residents and Guests Only”</li> <li>6. Change sign on fence area outside hot tub area “Anaconda Parking...” to new sign format with same wording.</li> <li>7. “No Parking” sign on Blue Spruce Planter on building 3 replace with new style and mount so it is more obvious that they should park in front of the Blue Spruce.</li> <li>8. Replace two “Anaconda parking...” signs on posts between buildings 1 and 4 with <b>one</b> sign labeled the same as the one on Bldg 1, and on Spa fence but in new style.</li> <li>9. Replace “Anaconda Parking...” sign on Bldg 1 with new sign with same lettering.</li> </ol> | TM              | 3/22/06 |
| 2 | <p>Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated rock deck and entry. Bids to be refined as follows:</p> <ol style="list-style-type: none"> <li>1. Insure entry concrete is replaced and heated. Board has agreed on heated pavers as the best solution.</li> <li>2. Investigate desirability of concrete vs. wood enclosure.</li> <li>3. Insure heating pipe included in deck/entry bid.</li> <li>4. Have Spa bid refined to include new boiler for spa, deck and entry concrete.</li> <li>5. Make sure pavers divided into 3 zones ... entry walkway, entry to spa, far side of spa.</li> </ol> <p>Intent is to have contract in place early enough in 2006 for early summer completion. Dick is in contact with Snowshoe and John of Vogleman Stone to get the project moving. Bryan of Snowshoe, John of Vogleman met with Tom Malmgren, Dick McKay and Ben Boughton on Feb 20<sup>th</sup> to get a bid moving Dick will continue to press for completion of bid. Issues to consider are increased snow removal costs this year, and how to fund/complete the job.</p>  | TM/DM/<br>Board | 3/22/06 |
| 3 | <p>Continue identification of siding issues and seek resolution. Re-staining the existing siding has been abandoned. Phil will replace siding as necessary with new stained product. Product will be delivered to site in February. He has stated that he is committed to a complete repair, but total replacement is his last option. Phil has committed to replacing problematic siding with new re-stained</p>  | TM/DM<br>Board  | 3/22/06 |

product. Hardi will supply the product, and Rocky Mountain stain will pre-stain it prior to installation .... All at no cost to Anaconda. Tom will insure that Phil, and thus Rocky Mountain pre-stain has a sample of our unused and stored siding to ensure new product is the same color. We should investigate additional flashing to prevent damage to areas that are obviously impacted by falling/splashing water.

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|---|--|----------|---------|
| 4 | Implement new trees near hot tub area during next planting season. Add required replacement Aspens for destroyed trees near complex entry.   | TM       | 5/1/06  |
| 5 | Stan, Dick and Ben have all met with Gary Rogers regarding the golf ball problem. Gary is committed to a solution this season, and will meet with us prior to golf season to discuss an appropriate solution. Tom, Ben and/or Stan will talk to Gary at PUD or Director meetings to find out when he wants to meet on site and get the process started.                                    | TM/Board | 3/22/06 |
| 6 | Garage door project complete except door on 304 garage needs siding and bolts. Awaiting new product.   | TM       | 3/22/06 |
| 7 | We still need certain postings to the web site to comply with SB 100. Tom supplied suggestion based on templates he received, and Dick supplied letters that Elk Run posted to its site. Lee and Tom will rationalize these documents to arrive at documents Anaconda can post. The Board will communicate by Email in an effort to have documents ready for approval at the next meeting. | TM       | 3/22/06 |
| 8 | Anaconda units 209 and 211 have repeating leaks at picture window area due to ice dams. Tom will investigate and get bids for Rim system additions to relieve this problem.  | TM       | 3/22/06 |
| 9 | Digitize images of mechanical details of Anaconda for posting on Director's section of Web site. Building plans, sewer, water supply, electrical and gas runs should be included if available  | TM       | 3/22/06 |

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 Wednesday March 22<sup>nd</sup>, 2006 at 10AM Mountain time.**