

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JANUARY 17, 2006

The meeting was called to order by president, Dick McKay, at 10:05 AM per the notice circulated to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Hank Reinke
Ben Broughton
Lee Rosenbaum

Others:

Tom Malmgren

The on-going action plan was reviewed item by item. The attached, updated action plan details the tasks to be completed, target date for completion and individual(s) responsible.

Adjournment:

The meeting was adjourned at 10:50 AM

Respectfully submitted,

Accepted,

Thomas J Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 1/17/06

ASSIGNED TO TARGET DATE

STEPS TO BE TAKEN

- | | | | |
|---|---|-----------------|---------|
| 1 | Billy Keene is completing wall and interior repairs on 206 ... it is 90% done ... ensure completion. | TM | 2/21/06 |
| 2 | <p>Signs, as described below are on order ... should be completed and installed by next Board conference call:</p> <ol style="list-style-type: none"> 1. Large “Anaconda Hot Tub...” sign adjacent to hot tub replaced with new design, same language. 2. Eliminate sign on Pool equipment entry door. 3. Eliminate sign in hall opposite meeting room (100). 4. Change sign on laundry room door to say “Laundry, Sauna, Lockers & Restrooms” in new format. 5. Replace gate sign on entry to hot tub area with one saying “Anaconda Residents and Guests Only” 6. Change sign on fence area outside hot tub area “Anaconda Parking...” to new sign format with same wording. 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. 8. Replace two “Anaconda parking...” signs on posts between buildings 1 and 4 with one sign labeled the same as the one on Bldg 1, and on Spa fence but in new style. 9. Replace “Anaconda Parking...” sign on Bldg 1 with new sign with same lettering. | TM/Board | 2/21/06 |
| 3 | <p>Continue Spa Investigation. Board concurred on 14 foot Rio spa and heated concrete or rock deck and entry. Bids to be refined as follows:</p> <ol style="list-style-type: none"> 1. Insure entry concrete is replaced and heated. 2. Pavers appear to be good solution as investigated by Ben. We will proceed with some sort of heated loose set pavers or stone. 3. Investigate desirability of concrete vs. wood enclosure. 4. Insure heating pipe included in deck/entry bid. 5. Have Spa bid refined to include new boiler for spa, deck and entry concrete. <p>Intent is to have contract in place by early 2006 for early summer completion. Dick is in contact with Snoshoe to get the project moving. Amy says the problem is getting a contractor to do the heated pavers. Dick suggested Amy call Copper and find out how and who did their heated pavers. Dick will continue to press Snoshoe for completion of bid. Issues to consider are increased snow removal costs this year, and how to fund/complete the job.</p> | TM/DM
Board | 2/21/06 |
| 4 | Continue identification of siding issues and seek resolution. Re-staining the existing siding has been abandoned. Phil is moving on to replacing siding as necessary with new stained product. He has stated that he is committed to a complete repair, but total replacement is his | TM/DM/
Board | 2/21/06 |

last option. Phil has committed to replacing problematic siding with new re-stained 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.

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| 5 | Web site still needs to be updated with appropriate financials. | TM | 2/21/06 |
| 6 | 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 |
| 7 | 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 will talk to Gary at PUD meetings to find out when he wants to meet on site and get the process started. | TM | 2/21/06 |
| 8 | Siding on garage doors has been replaced, and electric door openers installed on units 101, 103, 106, 201, 203,204, 301, 302, 303, and 304. Electrician will get bill to Tom, who will send out invoice to above unit owners for electric garage door installation | TM | 2/21/06 |
| 9 | Post addendum to Annual Minutes to web site to reflect that the following amounts were transferred from Reserves to accounts as follows: \$1000 to insurance, \$3000 to utilities, \$1000 to telephone, and \$8000 to Repairs and Maintenance | TM | 2/21/06 |
| 10 | 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 | 2/21/06 |
| 11 | 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 | 2/21/06 |

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 February 21st 2006 at 10AM Mountain time.