

ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JUNE 27, 2006

Call to order:

The meeting was called to order by president, Dick McKay, at 10:00 AM per the pre-arranged time and date as established at the May 30, 2006 meeting.

Board Participants:

Dick McKay  
Hank Reinke  
Ben Broughton  
Stan Sprinkle  
Lee Rosenbaum

Others:

Tom Malmgren

The on-going Action Plan was reviewed.

The attached, updated Action Plan, documents the discussion and decisions made during this meeting.

The next meeting will be July 25, 2006 at 10 AM mountain daylight time via conference call.

The meeting was adjourned at 11:00 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: 6/27/06

**STEPS TO BE TAKEN**

ASSIGNED TO TARGET DATE

**On a sad note, Duncan Roberts contacted Tom Malmgren to notify him of the passing of his wife Helen Friday June 16th. She had gone in for surgery, and never came out of intensive care. She developed Pneumonia, and kidney failure. Dialysis was of no help. We will all miss Helen, she was a great lady and a great asset and watchdog for our Association. Just last summer she donated her services to refurbish our Association landscape and gardening. Vaya Con Dios Helen.**

- |   | ASSIGNED TO | TARGET DATE |
|---|-------------|-------------|
| 1 | TM/ Board   | 7/25/06     |
| 2 | TM          | 7/25/06     |
| 3 | TM/SS/BB    | 7/10/06     |
| 4 | TM          | 7/25/06     |
| 5 | TM          | 8/1/06      |
| 6 | TM          | 7/25/06     |
| 7 | TM          | 7/25/06     |
- 1 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 ... Push Phil Travis to acquire additional siding.
- 2 Tom is having Neils Lunsford replace aspens destroyed at the entrance next to building two. Tom arranged for two 12 foot trees at a cost of \$378. Board asked that the number be increased to a total of three trees.
- 3 Regarding golf ball problem, the netting and necessary materials have been ordered, but is not in place as of this date. Blue tees have been moved to mitigate problem until netting is up, but blue tee area may still be in use. Ben will contact Rob Schwartz to see why netting is not in place, and if there is a way to insure blue tees are not used. As of this writing we have 68 golf ball holes or dents in the buildings.
- 4 Unit 104 garage door is damaged and Travis has started replacing the siding on the door. He will finish the door before doing other building siding.
- 5 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. 205 also has leak that needs addressing.
- 6 Gate exit sensor was damaged by snow-plows. Get bids for replacement. Make sure that replacement is buried sufficiently to avoid a short-term repeat of problem. Gate will be repaired and left open during spa construction. Neale at Americana has other gate vendors to help on project if required.
- 7 Update address and Email list. Personally check by phone with each owner to get correct telephone numbers for home, office, cell, fax, and

anaconda unit. Also make sure that all Emails are correct. As of 5/2 at least 6 out of 31 Email addresses were incorrect. Put all data on one sheet, and submit to Frank for placement in director's section of web site.

8 Hot tub progress/problems as of 6/27/06:

TM/Board

7/25/06

1. Joe of Wood'n it be Nice ran into gunite seat of original 1970's hot tub installation he wasn't counting on. Tom will first talk to Amy, and then possibly Joe to resolve how to move forward.
2. As of this date all but 6 assessments have been received. Another is expected today leaving 5 due by June 30<sup>th</sup>. If any assessments are not received by June 30<sup>th</sup>, Tom will immediately send out letters with late charge to those owners.
3. Ensure grade of hot tub area is correct. All of deck is to be at one grade.
4. Ensure that demolition of steps and entry at gate is completed without damaging existing pillars, and building.
5. Clear equipment room drain for hot tub back washing.
6. Lee has offered to match association dollars one to one for a new stainless steel grill for hot tub area .... Board accepted the offer and Lee will get us either cut sheets, or a web URL so all Board members to help select an appropriate grill.

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 July 25th, 2006 at 10AM Mountain time.**