

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
NOVEMBER 1, 2006**

Call To Order:

Dick McKay, president, called the meeting to order at 10:05 AM per the pre-arranged time and date for the conference call meeting.

Board Members Participating:

Dick McKay
Ben Broughton
Stan Sprinkle
Hank Reinke
Lee Rosenbaum

Others:

Tom Malmgren

The meeting started with Dick recapping bids and discussions with Travis Construction regarding modification of the fence at the hot tub area. An alternative solution to comply with building department requirements would be a ASTM certified, locking cover. The board agreed that while a locking cover would satisfy building department requirements, the best thing to do, for safety reasons, is to modify the fence such that it meets or exceeds code requirements. Preliminary cost estimate from Travis is \$14,887. The board authorized Dick to continue negotiations with Travis Construction with a strong message of 'do it right'. Hank Reinke volunteered to look at the materials list for fencing & bench and will see if he can provide better pricing, since he is in the construction supply business.

Dick next updated the board on the communication from Joe Weathers of Wood'n It Be Nice Construction regarding some hairline cracks that have appeared in the concrete deck. Joe suggested withholding \$300 from his final payment to cover spring time routing of the cracks and filling with epoxy. The board authorized Dick to write a letter to Joe with their position regarding this proposed treatment of final payment and crack issues, stressing no action is to occur without written authorization from the board.

Dick also updated the board on a final invoice received from Snowshoe Hot Tubs and his feelings regarding some extra charges they submitted. The board authorized Dick to communicate with this contractor and negotiate appropriate payment and performance requirements.

Recap of Action Plan:

1) Tom reported that he has communicated with Phil Travis regarding the siding replacement project. Phil is continuing to proceed with this as he has labor available.

Tom was instructed to send Phil another communication that we want him to order the previously authorized 100 additional pieces of siding (20% dark stain, 80% light). The garage door siding of unit 104 is priority.

2) Golf netting has been taken down. The support poles are still up. Ben was designated as the board member to interact with Rob Schwartz to insure poles are taken down, check to see if the Copper boom truck can reach the location where pole #3 is destined to be relocated and request storage of the poles for winter to be on the west side of the split rail fence adjacent to the wetland area.

3) Heated edge/snow melt system at the sloped roofs of units 209 and 211 is being done today, as the meeting is being held. This work should be completed in a few days.

4) The BBQ grill is connected and has been used by several owners. The board thanked Lee and Stan for their generous contribution of purchasing this new grill for the complex. Lee stated that he paid for the cover. Stan volunteered to reimburse him for 50% of the cost, as he did with the grill, upon notification of the amount.

5) Updated owner rooster and e-mail list will be put on website, in the password required director's section.

6) Dues increase was implemented with the last billing of dues

7) Storage Closets: Ben Broughton requested that the board inventory the use of various storage closets in the complex with the desire he be able to use/rent one of them. Tom and Ben will complete this task and report back to the board with findings and recommendations.

NEXT MEETING:

The next meeting was scheduled for December 12, 2006 at 10 AM.

ADJOURNMENT:

The meeting was adjourned at 11:35 AM.

Respectfully submitted,

Accepted,

A handwritten signature in black ink, appearing to read 'Dick McKay', written over a horizontal line.

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 11/1/06

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

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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. This siding will be ordered after Phil defines his ongoing requirements. Siding at entry has been replaced. Repair on garage door on 104 still in progress. Balcony of 210 also needs repair. | TM/ Board | 12/12/06 |
| 2 | Netting is still up after golf course closed. Rob said the crane was busy but he will get to it ASAP. Ben will both phone and Email Rob to make sure crane operator determines whether he will be able to reach new possible location for the pole closest to Perigrine, and to make sure that the pole storage will be on the golf course side of the fence as close as possible to the wetland area. | BB | 12/12/06 |
| 3 | Rob Karbowski is installing the RIM system on Anaconda units 209 and 211 at this time. The electrical will be T&M. | TM | 11/15/06 |
| 4 | Hot tub progress/problems as of 11/1/06: <ol style="list-style-type: none">1. Tub is complete. The old sand filter had to be reinstalled for code reasons. Rebuilt fence is all that remains to meet code for final CO from county.2. Joe of Wood'n it be nice has submitted his bill, which includes his final due of \$3630 less \$300 to deal with the small deck cracks next spring. He also submitted a bill for additional labor and materials in conjunction with the hot tub project. The additional billing was \$910, much of which the Board disputes. Dick was given authority to deal with Joe and settle for the appropriate payment amount and require a lien release and acknowledgement that no action will be taken next spring on the deck without written approval from Anaconda.3. Dick has arranged to have Travis construction reconstruct the fence, which will include raising all the pillars and Trex fencing to code height. We are fighting for a spot on the Travis calendar to get this done ASAP. The bid was received but the price is considered high. Dick will try to get Travis to reduce the price, but will none-the-less sign the contract.4. The stainless BBQ grill that Lee Rosenbaum and Stan Sprinkle so generously donated is fully operational with a cover | TM/DM/Board | 12/12/06 |

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| 5 | There are 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. Ben and Tom will look at all closets, determine what they are being used for and by whom, and report in writing to the Board so a determination can be made for fair usage of all available storage space. | TM/BB | 12/12/06 |
| 6 | Assess cracks in Hot Tub deck so they may be addressed with Wood'n It Be Nice prior to expiration of warranty which is either on anniversary of the pour (9/18/07), or on anniversary of the CO. | TM/Board | 5/1/07 |

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 December 12th, 2006 at 10AM Mountain time.