

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 10, 2007**

CALL TO ORDER:

The meeting was called to order by president, Dick McKay, at 10:05 AM, per the notice established at the prior meeting. This meeting was conducted by telephone conference call.

BOARD MEMBERS PARTICIPATING:

Dick McKay
Stan Sprinkle
Ben Broughton
Hank Reinke
Lee Rosenbaum

OTHERS:

Tom Malmgren

NEXT MEETING DATE:

The next meeting was scheduled for Tuesday, June 19th at 10 AM, mountain daylight time.

UPDATE AND REVIEW OF ACTION PLAN:

Siding replacement project is on-going. The board asked Tom to seek a commitment in writing from Travis Construction that they will complete this work the summer of 2007.

Golf Course Netting is still planned as discussed at the prior meeting. Dick has attempted to meet with Rob Schwartz of Copper Mountain and Jim Jadlos, president of the Peregrine HOA. The plan is to relocate the one metal post foundation and install that particular post at the new location this spring. Dick will continue to work with Copper and the Peregrine HOA on this project.

The Hot Tub siding work adjacent to the bench will be completed by Travis Construction when they are working on other siding. Crack sealing will occur when weather permits. The board felt the pressure of jet pumps was adequate, pending any major complaints from users. The prior concern of "others" using the hot tub on an unauthorized basis was discussed and all felt the majority of this problem seems to have ended (maybe simply a timing issue of when the resort is very busy &/or neighboring buildings' hot tubs are not working). Thus, the need to install locks at the entry door of building number 2 was tabled for now. The problem with the time clock that was creating problems with the tub's jets has been resolved. Tom was asked to follow up with installation of a towel rack above the hot tub bench.

The storage closet lease was finalized by Lee and is being circulated to closet users for signature and collection of rent. Tom reported that unit 107 has executed the lease and paid the \$100 annual rental fee.

Irrigation sprinkler repairs necessary will be looked at by Terry Glynn, the contractor who originally installed our system. Tom has communicated with him and once weather allows he will initiate work to make necessary repairs. This and other landscaping items will be scheduled for early implementation.

The parking letter was prepared and e-mailed (actually done twice) to all owners by Dick McKay.

The management agreement between Carbonate Property Management and the Anaconda HOA was executed and is in the association records.

NEW ITEMS:

Tom suggested that we need to look into the replacement of the building entry doors throughout the project. Some are in pretty rough shape. The board authorized management to seek bids for replacement of these doors, focusing on making certain new doors are weather tight and well insulated.

OTHER MISC. ITEMS:

Bulbs that illuminate the sign on the end of building one will be replaced. Tom stated that there may be problems with the fixtures themselves, but this needs investigation.

Seal coating of the parking lot will be evaluated and bids obtained.

The parts for the entry gate have been repaired and appropriate bolts to re-assemble the gate are being obtained. It will be put back together in the near future.

ADJOURNMENT:

There being no further business before the board the meeting was adjourned at 10:25 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 4/10/07

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|--|-------------|---------|
| 1 | Continue resolution of siding issues. Phil is slowly 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) in addition to the siding Phil requires for completion of his work. This siding will be ordered after Phil defines his ongoing requirements. Balcony of 210 also needs repair. Deck adjacent to 211 needs area where siding has been removed repaired, | TM/ Board | 6/19/07 |
| 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>is 99 percent sure</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. Perigrine is insistent on pole movement. We must do a locate for hole placement on our property, and assure CMI that they are not responsible for damage in the process of placing the sleeve for the new pole location and Perigrine must supply Rob Schwartz with a letter indicating they will need no further help from CMI for this project. Meeting with Rob Schwartz the week of April 10 is scheduled to resolve pole position. | DM/BB/Board | 6/19/07 |
| 3 | Hot tub is complete and has been operational since Dec 19, 2006. Remaining issues are:
<ul style="list-style-type: none">1. Replace missing siding to the right and left of bench.2. Place colored silicon sealer in cracks that are appearing to be done after thaw.3. Hooks need to be installed for towels and robes ... Ensure they are anchored in studs | TM | 6/19/07 |
| 4 | Tom Malmgren and Ben Boughton have executed closet lease contracts ... Hank will download and execute his contract prior to the end of April. | TM/DM/Board | 5/1/07 |
| 5 | Make preparations for sprinkler repair, and replanting around hot tub area to include new trees and grass. Look at other areas that require new planting. Tom will get with Deb Schwartzkoph who volunteered to help with this project. Ensure trees are planned for at area of spa that had excess traffic during construction. Tom has contacted Terry Glenn who has agreed to make sure our sprinkler system is operational by the summer growing season | TM | 6/19/07 |

- | | | | |
|---|--|----|---------|
| 6 | Repair the Anaconda sign lights located on building one closest to Perigrine. | TM | 6/19/07 |
| 7 | Get estimate to replace entrance doors on the first and second floors .. Insure we have two estimates, one for first floor and one for second floor. Doors specified should be as resistant as possible to boots and skis. | TM | 6/1/07 |
| 8 | Investigate if seal coat is required this summer, and if it is get estimate | TM | 6/1/07 |
| 9 | Finish gate repair prior to summer resort traffic | TM | 6/1/007 |

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 June 19th, 2007 at 10AM Mountain time.