

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
FEBRUARY 20, 2007**

Call To Order:

President, Dick McKay, called the meeting to order at 10 AM. The meeting was conducted via telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum

Board Members Absent:

Hank Reinke
Ben Broughton

Others:

Tom Malmgren

Next Meeting Date:

The next meeting date was scheduled for April 10, 2007 at 10 AM.

Update and review of action plan:

The siding replacement project is on-going. Tom interacted with Phil Travis this week regarding the balcony deck of unit 211 where some siding was removed but the new siding has not been installed yet. Ice build-up and snow on the deck could create some problems if not addressed soon and Travis Construction committed to take care of this.

Golf netting: Dick updated the board regarding discussions he recently had with Rob Schwartz of Copper Mountain regarding the netting installed last summer and potential plans for modifying the support pole closest to the Peregrine complex, next door. After discussion the board authorized Dick to work with Jim Jadlo, the president of the Peregrine HOA and see if it is possible to leave the support pole as is. If this is not an acceptable alternative to Peregrine, then Dick will interact with Rob Schwartz to make certain relocating this pole is scheduled to occur next spring/early summer.

Hot tub: The hot tub project is completed and in full operation. The board asked Tom to work with Phil Travis regarding the missing siding pieces that should have been installed in conjunction with the bench construction.

A brief discussion of the water jets having less force/pressure than the prior tub ended with the board agreeing to monitor whether a larger pump might be needed in the future. The deck looks great and the snow melt system in the concrete deck is working well. The hairline cracks in the concrete are not a large concern, after being inspected by numerous construction experts. However, when temperatures allow, caulking the small cracks will be done.

Dick stated that he understands we periodically have unauthorized people entering the east entrance door of building number two and going through the first floor hallway to access the hot tub. Lee stated he has observed some people climbing over the fence to

enter the hot tub. All will work to monitor and enforce keeping unauthorized individuals from entering the Anaconda facilities (especially the hot tub). A future partial solution could be installing a locking knob on the east entrance of building two.

Landscaping: Numerous areas of landscape repairs (including irrigations repairs) will need to occur next summer. Planting of two spruce trees along the newly constructed fence (between the hot tub fence and Wheeler House parking lot) and other landscaping work will be scheduled. Debbie Schwartzkopf was appointed at the annual meeting to head up the landscaping committee. She will be asked to assist with this coordination.

Parking was discussed, noting that we have not had any major problems this year. The on-going challenge of keeping unauthorized vehicles out of our parking areas and monitoring the number of cars owners and guests have on site created a lengthy discussion. The board asked Tom to work with Dick to draft a letter to be circulated to all owners accompanied with a full copy of the Parking Rules and Regulations. It is the time of year that a reminder of what our parking policies are needs to be distributed. Posting parking regulations on the building bulletin boards was also suggested.

The year end financial information was reviewed by Stan and appropriate amendments to the operating budget made to allow closing out of the year-end financials.

Stan reminded everyone that the updated management contract was still an outstanding action item that needed to be completed. Dick responded that he had Lee review the contract and a very minor change clarifying renewal was made. He and Tom will print out the final version, sign it and get it posted on the director's section of the website.

Adjournment:

There being no further business the meeting was adjourned at 11:30 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 2/7/07

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

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| 1 | Continue identification and 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. Repair on garage door on 104 is finished. Balcony of 210 also needs repair. Deck adjacent to 211 needs area where siding has been removed repaired, | TM/ Board | 4/10/07 |
| 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. Action deferred to next spring for pole placement and resolution. | BB/Board | 5/15/07 |
| 3 | Hot tub is complete and has been operational since Dec 19, 2006.
Remaining issues are:
<ol 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. 3. Determine if jet power is adequate ... await complaints, if any. 4. See if there continues to be too much traffic from other buildings, and if so analyze if a lock needs to be placed on south entrance to building two to prevent unauthorized use of tub. In this regard we agree to firmly support Deb's efforts to keep usage only for Anaconda. 5. Check with Deb on clock and jet settings. | | 4/10/07 |
| 4 | Ben investigated and reported on the 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. The Board concluded that all closets should be put on lease to the present users other than the HOA. Lee will draft a year to | TM/DM/Board | 3/7/07 |

year, automatically renewable lease to be signed by Carbonate, Hank Reinke, and Ben Boughton that will require a yearly fee of \$100 per closet. In the case of Carbonate, the fee is waived in lieu of a portion of the management services performed for Anaconda.

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| 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. Tom will also contact Terry Glenn or another contractor as necessary to make sure we have someone in place for the sprinkler repair necessary due to hot tub work. | TM | 4/10/07 |
| 6 | Tom will create a “parking letter” for Dick McKay to send to the homeowners by email. This letter along with the appropriate parts of our parking regulations will be posted on bulletin boards in all buildings. Tom will make sure that Deb has the most current copy of the Operations manual, which includes the parking regulations. The Board agrees to stand behind decisions Deb makes with regard to any cars parked illegally. | TM/DM/Board | 3/1/07 |
| 7 | Execute Management Agreement, and post to web site. | DM | 3/1/07 |

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 April 10th, 2007 at 10AM Mountain time.