

ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
June 26, 2007

Call to order:

The meeting was called to order at 10:05 AM, per the pre-determined time and date established by the board of directors. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay  
Lee Rosenbaum  
Stan Sprinkle

Board Members Absent:

Ben Broughton  
Hank Reinke

Others:

Tom Malmgren

Next Meeting:

The next board meeting was scheduled for July 31, 2007 at 10 AM, MDT.

Update on Action List:

- 1) Siding replacement status: Tom Malmgren reported that he just received an e-mail from Phil Travis, of Travis Construction stating that the replacement siding is on order, including the 100 extra pieces that the association requested. Arrival should be in 2 to 3 weeks.  
The board stressed that we must obtain a firm commitment and schedule from Travis Construction regarding this work. The board is becoming less patient in the continuation of having our work take lower priority, as has been the case for the past several months.  
Concerns over the 'long term' siding/stain problem was discussed briefly. Tom was requested to interact with Travis Construction and obtain a firm plan. Dick volunteered to make calls and write letters as necessary. Lee strongly urged the need to get a commitment in writing and to keep a paper trail of this matter.
  
- 2) Netting along the back side of the complex to protect the buildings from golf balls is another 'on-going' matter. Copper Mountain (Rob Schwartz) is working with the County Planning Department to conduct an administrative review to get the County's required approval(s). Dick is working with Rob and this is unfortunately in the hands of the County Planning Department. Anaconda has written a check for \$385.00 for the application fee to process the application. For now the tee box for hole #8 has been moved forward and will remain there until the nets are put back up.

- 3) Hot tub: siding at the base of each side of the bench has still not be resolved.

The board asked Tom to follow up with Travis Construction, as this was a separate contract from the rest of the siding and needs to be taken care of. The cracks in the concrete will be sealed with silicon caulking, now that the weather permits effective application. The towel rack will be installed soon.

- 4) Leased of storage closets: Both tenants of closet spaces have signed the lease and paid their annual lease fee to the association.
- 5) Repairs at the disturbed area of landscaping from last year's hot tub project is underway. The irrigation repairs are almost complete. A load of topsoil is planned, once we determine the exact location of the trees to be planted. The board authorized Tom to sign the contract to get the trees planted as soon as possible. Two Nursery Grown Englemann Spruce trees are to be planted. It was suggested that when the locates of underground utilities is done for the trees that locates for the alternative golf netting pole be done at the same time. Flowers are in process and landscaping around the hot tub will incorporate some ground cover. All left over construction materials will be cleaned up as soon as possible from around the hot tub.
- 6) Continuing efforts to replace the burned out 'specialty' bulbs at the sign on the end of building one has resulted in a decision to replace the fixtures with new ones. The new fixtures are on order.
- 7) An estimate for the replacement of all ground level and second level entry doors was reviewed. At a proposed cost of \$22,611, the board acknowledged that the budget can not accommodate such an expenditure at present. Tom suggested possibly taking the roof top doors that have had very little wear and exchanging those ground level doors in need of replacement with the roof top doors. This will be looked into and total door replacement will be deferred to a later date.
- 8) Asphalt repairs and seal coating of the driveway. A-Peak Asphalt submitted A bid of \$3,914 to carry out this required work. The board approved Tom to proceed with this.
- 9) Gate repairs: The entry gate is finally completely repaired and operational.

Stan asked if we experienced any roof leaks this past winter. Tom responded that he was unaware of any problems. All were delighted to hear that we finally have the leak issues under control.

Stan mentioned that the tax return had been forwarded to him for signature and mailing. He requested that the CPA preparing future tax return, fill out all pages, regardless of whether required by the IRS or not.

Adjournment:

There being no further business, the meeting was adjourned at 10:50 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: 6/26/07

**STEPS TO BE TAKEN**

ASSIGNED  
TO  
TARGET  
DATE  
ON OR  
BEFORE

- |   |   |           |         |
|---|---|-----------|---------|
| 1 | Continue resolution of siding issues. Phil is <b>slowly</b> 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 100 additional pieces siding (20% dark color) in addition to the siding Phil requires for completion of his work have been ordered. Balcony of 210 also needs repair. Deck adjacent to 211 needs area where siding has been removed repaired, | TM/ Board | 7/31/07 |
| 2 | The golf netting is down awaiting resolution of new hole placement for pole closest to Peregrine. 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 Peregrine must supply Rob Schwartz with a letter indicating they will need no further help from CMI after this pole placement is complete. The county is presently doing an administrative review to insure the placement is proper, and the work will be started to move the pole onto Anaconda property.   | DM/Board  | 7/31/07 |
| 3 | Hot tub is complete and has been operational since Dec 19, 2006. Remaining issues are: <ol style="list-style-type: none"><li>1. Replace missing siding to the right and left of bench.</li><li>2. Place colored silicon sealer in cracks that are appearing to be done after thaw.</li><li>3. Hooks need to be installed for towels and robes ... Ensure they are anchored in studs</li></ol>   | TM        | 7/31/07 |
| 4 | Continue sprinkler repair, and replanting around hot tub area to include new trees and grass. Deb Schwartzkoph has specified ground cover to be placed in area. The installation of two 7 foot nursery grown Englemann Spruce trees has been approved for the area outside the hot tub fence. These trees will be installed and remaining refuse in hot tub area cleaned up.  | TM        | 7/31/07 |
| 5 | The Anaconda sign lights located on building one closest to Peregrine will be replaced since the cost of bulb replacement is excessive. A light will be selected that will be cost effective and allow for economic bulb replacement.   | TM        | 7/31/07 |
| 6 | Estimate for door replacement is \$22,611. The Board concluded that insufficient funds are available for the project at this time. Tom will investigate moving one or more third floor doors to the first floor to replace damaged doors. This will be the fix until a full door  | TM        | 7/31/07 |

replacement is an option.

- 7 The Board approved the A-Peak asphalt repair and seal coat estimate for the parking lot. This will be accomplished as soon as possible. TM 7/31/07

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 July 31st, 2007 at 10AM Mountain time.**