

ANACONDA CONDOMINIUM ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS' MEETING  
September 1, 2007

The meeting was called to order immediately after the homeowners' annual meeting. The Board of Directors met in the Anaconda Conference room.

Board Members Present

Dick McKay  
Ben Broughton  
Lee Rosenbaum  
Hank Reinke  
Stan Sprinkle

Others Present

Tom Malmgren, Managing Agent  
Deb Sviridova, Resident Manager

The new board members convened after the annual meeting for the election of officers. Results are as follows:

|               |                   |
|---------------|-------------------|
| Dick McKay    | President         |
| Stan Sprinkle | Vice President    |
| Ben Broughton | Secretary         |
| Hank Reinke   | Treasurer         |
| Lee Rosenbaum | Director at Large |

The board reviewed the letter written by Lee Rosenbaum to Hardi and Rocky Mountain Painting.

Respectfully Submitted,

Accepted,

\_\_\_\_\_  
Thomas J. Malmgren, Managing Agent

\_\_\_\_\_  
Richard McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: 8/31/07

**STEPS TO BE TAKEN**

ASSIGNED TO TARGET DATE ON OR BEFORE

- |   |   |           |          |
|---|---|-----------|----------|
| 1 | <p>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. 100 additional pieces of spare siding (20% dark color) in addition to the siding Phil requires for his work is on site. Balcony of 210 also needs repair. 211 deck has been repaired, interior needs to have water damage repaired</p> <ol style="list-style-type: none"> <li>1. Query other HOA's (Togwatee and Copper Creek) to see if they have any issues with the product.</li> <li>2. Lee drafted letters to Hardie and Rocky Mountain Prestain, which were approved by the Board and will be sent certified return receipt requested to begin resolution in the longer term.</li> <li>3. Lee will call Phil of Travis Construction to enlist his help in a solution with Hardie and Rocky Mountain Pre-Stain. Dick and Tom will get written opinions from painters and consultants on how we will be able to resurface the Hardie Plank on an on-going basis (with a "perfect" stain match), and how we will globally refinish the product when the stain has reached it's service limit. The goal will be to retain the stained surface.</li> <li>4. Damaged Hardie Stained product that is removed will be kept to help in discussions with Hardie and Rocky Mountain Pre-stain.</li> </ol> | TM/ Board | 10/30/07 |
| 2 | <p>The golf netting is down awaiting placement of the pole closest to Peregrine onto Anaconda property. We have done the locate for the pole placement on our property, and assured CMI that they are not responsible for damage in the process of placing the sleeve for the new pole. The job should be complete in Mid September, although too late to put the nets up this season. Tom Malmgren will be on site when the job is done to make sure measurements are correct and there are no glitches.</p>   | TM/Board  | 9/20/07  |
| 3 | <p>Hot tub is complete and has been operational since Dec 19, 2006. Remaining issues are:</p> <ol style="list-style-type: none"> <li>1. Replace missing siding to the right and left of bench.</li> <li>2. Place colored or clear silicon sealer in hairline cracks. Work to be completed by professional painter or Deb as necessary for the best application.</li> </ol>  | TM        | 9/15/07  |

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 October 30<sup>th</sup>, 2007 at 10:00 Mountain time.**