

ANACONDA CONDOMINIUM ASSOCIATION
Board of Director's Meeting
Minutes
July 17, 2008

Call to Order:

Dick McKay, president, called the meeting to order at 10:03 a.m. per the notice distributed to all board members and as scheduled at the last board meeting held on June 17, 2008. The meeting was conducted via telephone conference call.

Board Members Participating:

Dick McKay
Lee Rosenbaum
Hank Reinke
Ben Broughton

Board Member Absent:

Stan Sprinkle

Others:

Tom Malmgren

Golf Course Netting:

Dave Balerud, golf course superintendent, told Tom this morning that Columbine Concrete has now been authorized to do the work to relocate the foundation for the third metal pole to hold the netting. Dave indicated that the metal base from the abandoned foundation needs to be jack hammered out to re-use in the new location that will be dug by hand. Dave indicated this will begin early next week. With one broken window and many more dings in the siding from golf balls the board asked Tom to hound Copper representatives until this is accomplished. It is very disappointing that it is nearly the end of July and this was promised to be done by the end of May.

Entry Gate Sensor:

Tom reported that Deb, the Anaconda resident manager, has worked with the contractor to repair the gate sensor in the pavement. An actuator needs to be replaced to make the gate fully operational again. A paving patch bid is in process from A-Peak Asphalt and Tom will try to expedite this work.

Bids for Laundry Room Area:

Lee Rosenbaum circulated three bids for work in the laundry room, common bathroom area. The first bid was for electrical to convert the switches to motion detectors to actuate the lighting in these areas. The \$890 bid was approved at the last meeting, however, Lee asked another contractor for his opinion and everyone feels this is a very competitive bid. Authorized by the board.

The second bid was for carpet and vinyl in the laundry room and bathroom areas. Total cost = \$2,612.23. The board authorized, subject to board members who wish to look at the colors to do so.

The third and last bid was for painting, drywall repairs, refinishing of the door jams, re-grouting all showers, clean and caulk vanities, install signage, work on bath fans and a general tune up of this entire area. The protective wood at the sauna will be replaced and improved upon with some lattice work and all nails that are exposed will be replaced with screws to be countersunk, eliminating any dangerous conditions. Budget = \$2,876.00 – Work bid based upon \$50 per hour and cost + 20% on materials. The Board

discussed this and felt it was reasonable for the work to be included. Thus, it was authorized.

The total for all of the work in the laundry room, bathroom, and sauna area is just under \$6,400.

Hot Tub Cover:

New cover is still on order. Tom to follow up on delivery schedule. Old cover to be disposed of.

Hot Tub Gate:

The contractor who worked on the resident manager's kitchen is scheduled to do several minor projects around the complex including the gate. No specific date has been established. The board suggested that the contractor working on the laundry room be asked to address this if not completed by others when he is doing the laundry room work.

Carpet Cleaning – Window cleaning – Fire alarm maintenance:

Tom will confirm with Deb that this has been completed or scheduled to be completed soon.

In preparation for the Homeowner's Weekend, Tom asked the board if they wished to participate in the 2008 Wheeler Flats Festival on Friday, August 29 at Double Diamond. The board voted to have all Anaconda owners invited.

Next meeting date:

The board will meet at Dick McKay's unit #105 on Friday, August 29, 2008 at 10:30 a.m. for a short board meeting just prior to the annual meeting at noon.

Snowplow damaged siding:

Tom reported that he continues to work with JP, head of the county road and bridge department regarding the damaged siding at the dumpster enclosure / street side. JP has been in contact with a painting contractor to attempt to match the siding, which is not available any longer.

At 10:40 a.m. the board voted to go into executive session for the discussion of litigation involving the siding on the building.

The executive session ended at 10:55 a.m.

Adjournment:

At 10:57 a.m. the board voted to adjourn.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: July 17, 2008

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|--|-------------|------------|
| 1 | Continue resolution of siding issues. Lee Rosenbaum remains in charge of seeking an appropriate solution. If any Owner needs an update as to his progress please contact him or one of the Board members directly. | TM/ Board | Continuing |
| 2 | The golf netting pole closest to Peregrine has yet to be placed on Anaconda property. Tom and Ben will stay on top of the situation We are assured it will be done in two weeks | TM/Board | 8/1/08 |
| 3 | Gate sensors are repaired, and A-Peak will patch parking for this winter. Tom will is pursuing several bids to completely replace the parking lot with an asphalt properly graded surface including a heated concrete swale that insures drainage to the street, and possible other heated areas to eliminate huge ice patches beneath some of the sloped heated roofs. The intent will be to pursue completion of this project as early as the summer of 2009. Dick will enlist the services of Tom Peterson, a construction architect that will be able to offer suggestions for a proper job. | TM/DM/Board | 8/15/08 |
| 4 | The Board approved a \$6400 expenditure for complete refurbishment of the common area laundry room/bathroom/sauna area. This include a complete paint job, new carpet and flooring, and new light controls. | TM/LR/BB | 8/29/08 |
| 5 | A new Hot tub surface cover has been ordered . | TM | 8/15/08 |
| 6 | The Hot Tub gate has been damaged and needs to be repaired. We will try and enlist the services of the same workman that is doing the common area laundry rooms to complete this task | TM/DP | 8/15/08 |
| 7 | Stan's item | TM | 7/17/08 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
DP=Deb Pitney, BB=Ben Boughton. LR=Lee Rosenbaum, SS=Stan Sprinkle, HR= Hank Reinke

NOTE: Next Board Meeting will be Friday August 29th 2008 at 10:30 Mountain time at Anaconda 105.