

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
June 17, 2008

Call to Order:

Dick McKay, president, called the phone conference meeting to order at 10 AM.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum
Ben Broughton

Board Member Absent:

Hank Reinke

Others:

Tom Malmgren

Next Meeting Date:

The next meeting of the board was selected to be July 17, 2008 at 10 AM.

At 10:10 AM the board voted to go into executive session to discuss the status of the litigation involving the siding. Motion by Stan Sprinkle, second by Lee Rosenbaum and passed unanimously.

At 10:40 AM the board ended their executive session and resumed the regular agenda items.

Golf Netting Project:

Tom updated the board with news that the foundation for the post to be re-located has still not been installed. None of the netting has been installed along the 8th fairway adjacent to the Anaconda buildings. The board asked Tom to hound the Copper representatives responsible for this work and try to make it happen as soon as possible.

Gate at Entry:

The wire in the asphalt at the entry gate needs to be relocated to be deep enough to eliminate future damage from snowplowing. Tom and Deb, our resident manager, will work on this.

Hot Tub Cover:

A new cut to fit hot tub cover is on order. The original hard cover is water logged and was used through the slow months, but can not be used on an on-going, daily basis.

Lawn Care:

Deb and Oleg have worked on the irrigation system. Aerating of the lawn and deep root feeding of trees and shrubs is partially complete and will be finalized in the next few days.

Gate at Hot Tub:

Tom stated that the contractor who worked on the kitchen remodel of the manager's unit, number 212, was scheduled to look at the gate and work on it to close properly and be more secure. A suggestion of raising the gate will be looked at, but maintaining requirements to meet code must be observed.

Laundry Room Upgrade Plan:

Tom reported that he had a bid from an electrician to install motion detector switches in the laundry area, hallway and bath areas of building number 2. Cost = \$890. The board felt this to be a very competitive bid.

Lee Rosenbaum stated that he planned to be at Copper this coming weekend and he would look at the lighting fixtures and other components of the laundry/sauna area for suggested updates. Lee will contact Tom to walk the area together.

Parking Lot Discussion:

As discussed at the last meeting an RFP needs to be developed to seek bids from appropriate contractors. Tom has A-Peak Asphalt coming by to look at the lot and will seek suggestions, bids and long term plan to replace the entire lot in the future. Lee stated that he did make contact with a couple of asphalt contractors out of Denver, finding that they really are not interested in servicing Copper Mountain due to the distance from their plants.

Other Business:

Stan inquired when garages would be swept out and windows washed. Tom replied that he would coordinate with Deb on these items. The smoke alarm batteries need to be changed out if not already done and the annual fire inspection results will be forwarded to the board upon receipt.

Adjournment:

At 11:05 AM, Lee moved to adjourn. Motion was seconded by Ben Broughton and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: June 17, 2008

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|---|-------------|--------------------------|
| 1 | TM/ Board | Continuing |
| 2 | TM/Board | 7/1/08 |
| 3 | TM/DM/Board | 7/17/08 |
| 4 | TM/LR/BB | 7/17/08 |
| 5 | TM | 7/17/08 |
| 6 | TM/DP | 7/17/08 |
| 7 | TM | 7/17/08 |
- 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.
- 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 with Rob, and his replacement as Head of the Golf Course, J.P. Chevalier to ensure it is completed ASAP.
- 3 The Electric Gate sensors are again inoperative, and the parking lot needs some serious attention. Tom will obtain a bid to reactivate the loops and get the gate operating again and patch and repair the lot for winter use again. Tom will also pursue 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.
- 4 The Board will pursue refurbishing the laundry room area this summer. Tom got a bid for \$890 for the electrical portion of this plan, and Lee Rosenbaum will pursue bids for flooring, and will investigate possible colors for the walls. Tom is getting bids on new toilets.
- 5 The hot tub cover has become problematic and is getting water logged in normal use. A new Hot tub surface cover has been ordered.
- 6 The Hot Tub gate has been damaged and needs to be repaired. Tom will seek the input of a carpenter/handyman to see what solution could be implemented to repair the gate and prevent future damage, and lessen the ability of unauthorized people gaining access to the tub area. A Buena Vista worker has been selected for the job
- 7 The yearly carpet cleaning, window cleaning and fire alarm maintenance will be scheduled ASAP.

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 Thursday July 17th 2008 at 10:00 Mountain time.