

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 9, 2009**

Call to order:

Dick McKay, president, called the meeting to order at 10:05 AM, per the pre-arranged time and date established at the prior meeting. This meeting was conducted by telephone conference.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum
Jim Culichia

Others:

Tom Malmgren
Craig Abrahamson P.E.

Parking Lot Improvement Discussion:

Dick McKay introduced Craig Abrahamson who is the civil engineer that looked at our parking lot and submitted the proposal presented to the board at the last meeting. Craig has continued to look at options for our parking lot and most recently has been doing some initial investigation into the estimated cost to operate a snow melt system for the entire parking lot. Prior focus had been on a heated swale to drain the lot and some specific locations considered for snow/ice melt under sloped roofs of the north facing garage entrances. Dick asked Tom M. to provide some historical costs for snow removal at the complex. The current season's contract is \$917 per month for 6 months plus requested removal when necessary. Additionally, we have been spending about \$7,000 per year for snow shoveling of roofs and decks for a total snow removal budget this year of \$18,000. The board is seeking any and all ideas to decrease snow removal costs for the parking lot as well as decks and roofs. The board authorized Dick to negotiate a contract with Craig's company, not to exceed \$14,000. His work will entail investigation and design, including cost/benefit analysis of the various snow removal ideas for both the parking lot and the roofs/decks. The intent is to have a full proposal to present to the membership at the annual meeting next fall.

Litigation Update:

At 10:50 AM the board entered into executive session to discuss the current status of the on-going litigation. The board exited executive session at 11:15 AM and return to the regular meeting agenda.

Laundry room/sauna bathrooms:

The contractor who did work in our common area bathroom will finish up caulking at the bathroom areas. This has not been done yet, but it is understood that the contractor (from Colorado Springs) will combine the work with other projects that he has in the region vs. making a special trip to Copper. It will likely occur during mud season.

Other Business:

Lee stated that Deb, our resident manager, recently mentioned to him the pending need to replace a pump in the hot tub equipment room. Dick recommended a type of pump that he will forward information to Tom. Tom will interact with the hot tub repair company regarding the exact needs and equipment options.

Stan Sprinkle stated that he likes the new accounting financial reports and thanked Tom M. and Julie Hansen, Carbonate's new accounting person.

Next Meeting:

May 27, 2009 at 11 AM mountain daylight time was established for the next board meeting.

Adjournment:

There being no further business to come before the board, the meeting was adjourned at 11:45 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: April 9th, 2009

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|--|-----------|------------|
| 1 | Continue resolution of siding issues. Lee Rosenbaum, with the aid of Jim Culichia, remain in charge of seeking an appropriate solution. If any Owner needs an update as to the progress please contact them or one of the Board members directly. | TM/ Board | Continuing |
| 2 | Dick and the Board are working with Tom Peterson, architect and Craig Abrahamson P.E., Engineer. Our options are: 1. A heated swale to the street 2. Heated swale to a drain that will go under the gate area and daylight to the street 3. Additional heat to include the garage areas that are infected with ice and 4. Heating the entire parking lot. Another option is draining to a large French drain system in the crawl space of building 1 or 2. Anaconda is presently spending almost \$1000 a month on snow removal for 6 months a year plus \$85 an hour for a skip loader to remove the excess snow piled up at the edges of the lot. We also spend \$7000 a year to remove snow from roofs and decks, for a total snow removal cost budgeted of \$18000. We are looking at ALL options, including methods of decreasing costs of snow removal from decks and the roof areas. Dick was authorized to sign a contract with Tom and Craig to provide a complete investigation and design to include a cost/benefit analysis of the various snow removal ideas both from the parking lot and the decks and roofs. The intent is to have a proposal to bring before the membership at our next annual meeting for implementation summer of 2010. | TM/Board | 5/27/09 |
| 3 | Lee reported that the new sink installation in the Sauna/laundry area needs caulking. Lee said he would ask the contractor to stop by and take care of this enroute to other area jobs. This will probably occur during the mud months. | | 5/27/09 |
| 4. | Deb has reported that one of the hot tub pumps is failing. The Board requested that Tom investigate the need for a new pump, and preselect they type of pump to be installed when either the existing pump fails, or we decide to make the replacement. Dick suggested investigating a new type of pump that is a variable speed programmable pump like the Pentair Intelliflo. This offers one pump very high efficiency and multi-use capability, to replace two pumps. | | 5/27/09 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
DP=Deb Pitney, BB=Ben Boughton. LR=Lee Rosenbaum, SS=Stan Sprinkle, JC=Jim Culichia

NOTE: Next Board Meeting will be Wednesday May 27th 2009 at 11:00AM Mountain time by conference call.