

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: August 13th, 2009

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| 1 | Siding replacement will begin August 27 th , although we are still trying to resolve some color issues. | TM/ Board | 10/1/09 |
| 2 | Dick and the Board are working with Tom Peterson, architect and Craig Abrahamson P.E., Engineer on a new parking lot. Our options are: 1. A heated swale to the street 2. Heated swale to a drain that will go under the garage 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. 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 The intent is to have a proposal to bring before the membership at our next annual meeting for implementation summer of 2010. | TM/Board | 8/28/09 |
| 3 | Lee reported that the new sink installation in the Sauna/laundry area needs caulking. In addition the saunas need to be inspected for safety covers on heaters and general integrity. Lee said he would ask the contractor to stop by and take care of this enroute to other area jobs. This will happen ASAP. | LR | 9/1/09 |
| 4. | Gate repairs have been a significant cost. The gate control mechanism has been moved to the dumpster enclosure for better reliability. Tom will investigate a more reasonable and closer gate repair company. | TM | 8/13/09 |
| 5. | The corrugated metal walls and the rooftop railing system need repair. AGS Construction bid \$24,000 for the work. Tom is investigating more reasonable contractors. | TM | 8/13/09 |

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 Friday August 28th 2009 at 2PM Mountain time by conference call.

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 13, 2009**

Call to Order:

Dick McKay, president, called the meeting to order at 11:05 AM, per the pre-determined time and date for this meeting established at the prior board meeting on July 8, 2009.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum
Ben Broughton
Jim Culichia

Others:

Craig Abrahamson, Engineer
Tom Malmgren, Carbonate

Topics of Discussion:

Entry Gate:

Tom updated the board that the controls for the gate have been relocated to the interior wall of the dumpster enclosure. The spring mechanism of the gate has been tightened as tight as it can go and is in need of replacement. A bid of \$712.50 has been obtained for this work. Since it is not urgent, as the gate is up and not in use at present, we are attempting to reduce the trip charge by having the vendor include our work with another property visit. The board endorsed having this done and repeated their desire to seek a more local and hopefully reasonable cost company to work on our gate.

Parking Lot Discussion:

Craig Abrahamson, P.E., of Clear Creek Technical Services, Inc., submitted a written report on the Anaconda parking lot drainage and snow removal issues. His report suggests that construction costs to install either an electric or hydronic snow melt system within a concrete drain pan and asphalt (remainder) surface to be in the \$295,000 range. Much discussion followed regarding alternatives to be considered. Preliminary estimates to simply regrade and repave were at \$96,580. The board asked Craig to prepare three different cost estimates for the board to have and present to the membership at the annual meeting on September 4th.

- a) Regrade and resurface – with no heat
- b) Regrade and resurface with heat in drainage pan and critical areas
- c) Complete a fully operable hydronic system for the entire parking lot area

The board discussed the pro's and con's of asphalt vs. concrete and believes that a concrete surface will make the most sense when the lot is replaced. Cost comparisons at present indicate the two to be competitively priced.

As part of this discussion, dealing with where snow is shoveled off of the upper roofs and decks was considered. Various alternatives with those locations will be investigated as this process evolves.

NEXT MEETING:

The board set Friday, August 28, 2009 at 2 PM – Mountain Daylight Time – for the next board of director's meeting. This will provide time for the engineer to finalize his estimates and whatever details are necessary to finalize information to be presented at the annual meeting.

Update on siding replacement:

The most recent information communicated from the Hardi Corporation's representative was that they hoped to start the re-siding project in the next couple of weeks. There has been a bit of a challenge communicating to all involved the selection of where darker and lighter colored siding is to be installed. The board agreed to suggestions communicated by Becky Stone of OZ Architecture, who assisted with final color selection in early July. Tom is working with a gentleman based in Cleveland (Hardi Rep) to finalize understanding of where the respective siding is to be installed. Tom will follow up with him and report back to the board via e-mail. Both Dick and Jim voiced strong desires that this work must start soon or be postponed to next spring.

Bath area upgrade:

Lee Rosenbaum reported that he has communicated with the contractor that completed all work except some minor caulking. This will be finished up in the next two to three weeks.

Railings at Roof Level:

Tom and Lee toured the roof areas last weekend and reported that the railings across the roof tops are in need of study and probable replacement. Bids will be obtained and the board was asked for design ideas.

Cor-Ten Steel Panels at vertical stairwell walls:

A bid was received from AGS Construction to remove and re-install all of the Cor-Ten panels, some of which are sliding down the walls a bit. This contractor felt that repairing only the areas that have slipped down was not a prudent approach, that all of the areas should be removed and re-installed. Their bid for this = \$24,759. The board stated that this was too high a price for the work necessary. Additional bids will be obtained.

Background information: Operating Policy – Window & Sliding Door Replacement:

It has been a policy of Anaconda Condominium Association, since its inception, that homeowner unit windows and sliding glass door can not be replaced with larger or smaller sizes, nor relocated.

Most homeowner windows and sliding doors were replaced during the summer of 2003 with Pella Designer Series brown metal clad wood units with double pain insulated glass.

This included all fixed windows and casement windows. The Board of Directors, at that time, established that the Pella window and sliding door will be the standard for future replacements.

Motion regarding window replacement exception:

Stan Sprinkle moved that the Board of Directors approve an exception to the Anaconda long standing operating policy of relocating a window within a homeowner's unit. An exception is hereby approved for Unit 208 and 105 in building three. The relocation of one window each on level two and level three of the east end of Unit 208 is approved subject to one window in unit 105 also being relocated at the same time to align vertically with the relocated window on level two of unit 208. The three relocated windows must be the same size as existing windows and the windows in unit 208 must be upgraded to the Pella Designer Series provided for in the Operating Policy relating to Window & Sliding Door Replacement.

This motion was seconded by Lee Rosenbaum and passed with 4 yes votes. Dick McKay, owner of unit 105 abstained from the vote.

Motion regarding Legal Fee Payment Arrangement:

The following motion was made by Stan Sprinkle:

Anaconda Condominium Association (Association) agrees to pay The Law Firm of Lee Rosenbaum, P.C. (Rosenbaum) \$10,000 for its handling of the litigation against James Hardi Building Products, Inc. and other named defendants. Rosenbaum has agreed payment can be made by the Association through the non-payment of quarterly dues relating to Anaconda Unit 210 until non-payment equals \$10,000. First non-payment of the quarterly dues is for the period assessed as of April 1, 2009. Association and Rosenbaum have agreed that Rosenbaum will directly compensate Jim Culichia for his services related to the litigation. Carbonate Real Estate Company (Carbonate) will track non-payment of dues until \$10,000 has been fully utilized at which time dues for Unit 210 will be payable in accordance with normal Association payment policy. Carbonate will record in the Association's accounting records an initial entry for Professional Fee expense of \$10,000 and Prepaid Dues of \$10,000. Quarterly Prepaid Dues will be reduced by the quarterly dues amount related to Unit 210 and Dues Revenue will be recorded by an equal amount.

This motion was seconded by Dick McKay and passed with 4 yes votes. Lee Rosenbaum, owner of Unit 210, abstained from voting on this motion.

Adjournment:

There being no other business, the meeting was adjourned at 12:20 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President