

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: August 28th, 2009

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|--|-----------|---------|
| 1 | Siding replacement is underway ... anticipated completion date is the end of September. | 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 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. 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 We will have a proposal to bring before the membership at our next annual meeting for possible implementation summer of 2010. | TM/Board | 8/28/09 |
| 3 | Gate repairs have been a significant cost. The gate control mechanism has been moved to the dumpster enclosure for better reliability. Tom is searching for a more reasonable and closer gate repair company. | TM | 9/1/09 |
| 4. | The corrugated metal side walls and rooftop railing system need repair. AGS Construction bid \$24,000 for the work. Tom is still investigating more reasonable contractors. | TM | 9/1/09 |
| 5. | Get web site operational as soon as possible | TM | 9/1/09 |

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 September 4th, 2009 at 10:30 Mountain time in Aaconda 105.

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 28, 2009**

Call to Order:

Dick McKay, president, called the meeting to order at 2:00 PM, per the pre-determined time and date for this meeting established at the prior board meeting on August 13, 2009.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum
Ben Broughton
Jim Culichia

Others:

Craig Abrahamson, Engineer
Tom Malmgren, Carbonate

Parking Lot Discussion:

Craig Abrahamson, P.E., of Clear Creek Technical Services, Inc., submitted a power point presentation proposed to be used for the Anaconda annual meeting to discuss the parking lot drainage and snow removal issues. His report provides for three different options to be discussed.

- a) Regrade and resurface – with no heat – Estimated cost = \$100,000
- b) Regrade and resurface with heat in drainage pan and critical areas – Estimated cost = \$160,000
- c) Complete a fully operable hydronic system for the entire parking lot area- Estimated cost = \$260,000

The board discussed the proposals and the merits of each. As part of this discussion, dealing with where water drips off of the upper roofs and decks was considered. Various alternatives with those locations will be investigated. Bruce Yankee, from A- Peak Asphalt suggested gutter and downspout systems to direct the water off of the upper sections/roofs to a location where a dry well could be excavated to receive the water without having to deal with it once it hits the ground. Craig was asked to talk to Bruce Yankee regarding these ideas. Bruce promised to provide Tom with some examples of where his company has installed such dry wells. Craig will plan to be present at the annual meeting to present his findings and to answer questions.

Update on siding replacement:

Tom reported that John Goch from James Hardi Corporation's claims department was on site Thursday morning along with the contractor, West Cost Construction. Becky Stone, Oz Architecture, arrived at 9 AM to recap where darker and lighter colored siding is to be installed. After discussions with all involved there was still some disagreement

regarding financial responsibility over extra dark siding required. This was deferred back to Lee Rosenbaum to work out with the Hardie attorney. Lee recapped this entire matter and ended with the offer from Hardie to do the dark siding where desired (excluding the walls surrounding the laundry room and office area, which will be the lighter color siding) for an extra \$1,000. The two walls where the windows are in the hallway in both buildings 1 & 3 were the areas in dispute.

After thorough discussion, Lee moved to authorize Anaconda HOA to pay Hardie the additional \$1,000 to have the darker color siding applied to these two walls (building 1 & 3). Motion was seconded by Stan Sprinkle and passed unanimously.

Bath area upgrade:

Tom reported that the contractor completed all work on Thursday.

Gate Repairs:

Tom reported that the gate repair company has replaced the spring discussed at the last meeting. The repairman intends on adding a piece of angle iron to beef up the housing of the gate mechanism where it is cracking a little bit. The board asked if an alternative (less expensive) service contractor has been found. Tom answered, no not yet.

Railings at Roof Level:

Tom reported that he met with Rich Cook of Cook's Welding to seek a bid to address the railing issues on the roof tops.

Cor-Ten Steel Panels at vertical stairwell walls:

Tom is pursuing additional bids for the areas of cor-ten steel walls that are slipping.

NEXT MEETING:

The board set Friday, September 4, 2009 at 10:30 AM – Mountain Daylight Time – for the next board of director's meeting. This meeting will be held in unit 105 Anaconda.

Adjournment:

There being no other business, the meeting was adjourned at 2:40 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President