

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: December 7 , 2009

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|---|-----------|----------|
| 1 | Dick and the Board are working with Tom Peterson, architect and Craig Abrahamson P.E., engineer on a new parking lot surface. We have installed heated gutters below the roof mounted Bylin panels above the garages of 205 and 301 to mitigate the ice formation below on the parking lot, and this has worked well so far. We will get Bill Steel and Craig Peterson together in January to analyze how best to proceed in terms of snow melt on the roofs and how to move on with entire project. In the meantime Tom will retrieve at least two heated mats to place on a selected flat roof to see how electric melt in conjunction with snow sensors (http://www.heatersplus.com/eti.htm) might help remove the necessity of shoveling flat roof areas. A \$100,000 assessment letter is being prepared to acquire initial monies to be kept in a separate account for railings, roofs, and the parking lot. The assessment will be due March 1 st 2010. We hope to have a proposal to bring before the membership at our next annual meeting for possible implementation summer of 2010. | TM/ Board | 5/1/10 |
| 2 | 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 | 2/2/10 |
| 3 | The corrugated metal side walls and rooftop railing system need repair. AGS Construction bid \$24,000 for the work. We believe we will be able to get a T&M repair for the corrugated roofing. Tom is pursuing Mile High Metal Works for a bid on pre-manufactured powder coated railings for the complex. | TM | 2/2/10 |
| 4. | Get web site operational as soon as possible Tom has almost accomplished getting control of site. After this is done we will have to address any encryption that Frank had implemented. | TM | 12/31/09 |
| 5. | Lee Rosenbaum will pen a black mold/roof leak policy for the HOA. | TM | 12/1/09 |
| 6. | Continue Resolution of State Farm vs. all contenders insurance. Board will hire Gil Malmgren for an analysis of the competing policies. | TM/Board | 2/1/10 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
DP=Deb Pitney, DW=Donna Wolford, LR=Lee Rosenbaum,
SS=Stan Sprinkle, JC=Jim Culichia

NOTE: Next Board Meeting will be Tuesday, February 2nd, 2010 at 11:00 Mountain time by conference call.

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
DECEMBER 7, 2009**

Call to Order:

The meeting was called to order by president, Dick McKay, at 11:05 AM, per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Donna Wolford
Jim Culichia
Lee Rosenbaum

Others:

Tom Malmgren

Review of Action Item List:

The replacement siding was completed and all appears to be acceptable.

Tom provided a recap and status report of water damage that had occurred in unit 205. An insurance claim was filed and State Farm paid \$4,002 after deducting the \$2,000 deductible. On-going repairs and mitigation will result in total costs in the neighborhood of \$15,000. The deck off the upper level of unit 205 was also replaced this past fall.

Regarding the parking lot/roof/drainage issues – Tom reported that the two gutters were installed; at units 301 and 302. Although we have not had that much snow this winter, the initial experience has been very positive. The gutters pick up the moisture from the heated edge section of the sloped roofs and directs it to the flat roofs where there is a drain to carry it down and out of the building. This will be monitored closely all winter to see if the success continues as we receive major snowfalls.

The board continues to want to seek out solutions/alternatives to shoveling snow off of the flat decks. Dick McKay will contact Craig Abrahamson, the engineer, to revisit this topic. It was suggested that Craig and Bill Steel from Roofing Services (our roofing contractor) meet with Tom sometime after the first of the year to observe the issues, discuss solutions and brainstorm what additions or changes could be implemented.

On an interim basis, the board instructed Tom to find several of the heat mats that we formerly used around the hot tub area and place them on one of the flat decks to see if this would be an alternative to the shoveling requirement.

Regarding the parking lot/roof project, the board discussed the special assessment that was proposed and passed at the annual meeting. The membership endorsed an initial \$100,000 assessment to be billed this winter/spring. Thus, the board directed Carbonate Property Management to send out a notice with the next quarterly dues billing that the special assessment will be billed soon, with payment due by March 1.

Tom reported that he has not found an alternative contractor to work on the entry gate. That search will continue.

The Cor-Ten steel siding that covers the stairway towers on the buildings was the next topic of discussion. Tom reported that with the siding project completed this fall that the Cor-Ten at the stairways was placed at a lower priority to be corrected. The problem is that the ribs holding the panels have loosened in certain locations, allowing the steel panels to slide down in certain locations. This is in the plan to rectify next summer. Tom will seek bids and ideas.

Regarding the railings, Tom worked with Mile High Metal Works, Inc. to have the railings at Summit House East replaced. He will obtain more details from this company on the bid they submitted for Anaconda. All metal railings at the complex will be included in the proposed replacement, as several of the entry level railings have rusted to a point of needing replacement.

Tom reported that he is still working on the website URL ownership. This has not been solved yet, but he thinks it is very close.

The board next discussed resulting damage from roof leaks and the on-going possibility of interior damage including mold. The board discussed several ideas resulting in Lee Rosenbaum volunteering to develop a written policy regarding owner responsibility to notify the HOA of leak problems, etc. in a timely manner. This will be distributed and reviewed at the next board meeting for possible adoption.

Insurance alternatives have been circulated to the board by Carbonate Property Management. Currently the board has coverage with State Farm Insurance and has guaranteed replacement cost coverage. That has been the primary requirement the board outlined as a requirement for any alternative carrier(s). Community Association Underwriters is another carrier with this option in their policy. For the past month the board has been reviewing and seeking answers to specific questions from both insurance carriers. The board suggested hiring an independent third party insurance expert to review the policies and to make a recommendation to the board. Gil Malmgren, president of Claims Consultants Group was selected to carry out this task. The board reviewed his qualifications and unanimously endorsed him to do the review. Donna Wolford submitted a proposal from American Family Insurance which will be looked at as well.

The next meeting date was set for February 2, 2010 at 11 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President