

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
FEBRUARY 27, 2009**

Call to order:

Dick McKay, president, called the meeting to order at 3:05 PM, 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

Litigation Update:

At 3:10 PM the board entered into executive session to discuss the current status of the on-going litigation. The board exited executive session at 3:25 PM and return to the regular meeting agenda.

Parking lot update:

Dick McKay reported that he met with Craig Abrahamson and Tom Peterson of CCTS/Plinth Design Group regarding the parking lot project. Craig is an engineer and Tom an architect. They are studying the drainage issues associated with the proposed parking lot replacement. A proposal was distributed to the board members for review outlining the services that Craig and Tom would provide to develop the full 'scope of work' to be included with the parking lot project. It was suggested that developing our plan this coming summer for implementation the summer of 2010 is the goal. Dick asked the board to review the proposal which has a not to exceed price of \$9,990 before the next meeting and be prepared to act on this matter at that time.

As part of the study, the consultants will look at drainage alternatives as well as heating section and/or the entire lot with snow melt systems. Costs and alternatives will be looked at. Other snow melt systems that are installed in Copper will be investigated for effectiveness and cost of operation.

While on site Dick asked the engineer for his opinion of a concern that recently was raised about the bridge posts between buildings 1 and 2. The large 6 x 6 cedar posts have some cracks in them that were noted. In looking at this condition, the engineer stated that he had no concerns about the structural integrity of these wooden members. He did suggest that tightening the bolts (if loose) would be recommended.

Old Hot Tub cover:

This has not been disposed of but Tom committed to make certain that occur.

Hot Tub Gate:

At the previous meeting a concept was discussed of putting a wheel at the gate to help stabilize and strengthen it. This will be looked at in the spring/early summer.

Flue Issue at unit 202:

Tom provided a letter from Chim Chimenee Chimney Service, Ltd/Summit Stove and Fireplace, Ltd. stating that the damage to the inner pipe of this flue is consistent with damage caused by the old style of chimney cleaning. It is his opinion that this is not currently a chimney separation, but on-going inspection and monitoring should be conducted. Thus, the fireplace was authorized for use.

Laundry room/sauna bathrooms:

At the last board meeting Lee reported that he would have the contractor do some 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.

Other Business:

Stan Sprinkle stated that he likes the new accounting financial reports much better than the prior format. He asked that the detail be provided to him of the expense accounts.

Next Meeting:

After checking everyone's schedule April 9, 2009 at 10 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 3:50 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: February 27th, 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 contacted Tom Peterson, and architect and Craig Abrahamson P.E., Engineer. They have provided a general outline of and how to cure our parking lot challenges and options on how to proceed. The 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 are looking at ALL options The investigation will include looking at the offsets between heating the entire parking lot versus the costs of snow removal through normal means. The intent is to have a proposal to bring before the membership at our next annual meeting for implementation summer of 2010. | TM/Board | 4/9/09 |
| 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. | | 4/9/09 |

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 Thursday April 9th 2009 at 10:00AM Mountain time by conference call.