

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JANUARY 26, 2009**

Call to order:

The meeting was called to order by president, Dick McKay, at 10:35 AM, per the prearranged time and date established by the board members. A telephone conference call was utilized to conduct the meeting.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Lee Rosenbaum
Jim Culichia

Others:

Tom Malmgren

On-going Litigation:

At 10:40, the board entered into executive session to discuss the status of the lawsuit in process. The board exited executive session and returned to the regular meeting at 11:30 AM.

Action List Items:

The entry gate is fully operational without any problems thus far this winter. Discussion regarding the parking lot resulted in Dick committing to call the architect and contractor/engineer who visited the site last fall. Since Dick has been out of the country he was not able to communicate with them prior to this meeting. Ben suggested a French Drain concept to drain the parking lot to a central location and then divert the water underground. Dick will ask the drainage specialists about this. The board stated that, realistically, it will be the summer of 2010 before any work on this project will occur. However, getting as much information as possible is the current objective to be able to define the scope of work and seek bids far in advance of the work.

Hot Tub:

The hot tub has been functioning without any problems. Dick asked if the old cover has been disposed of. The response was that Ben and Lee were going to assist Debi, our resident manager, in taking care of this starting this coming weekend. Dick stated that he had received a written message from the Wheeler House Condominiums next door, seeking to work out an arrangement whereby their owners/guests could buy time at the Anaconda hot tub. The board unanimously responded that this was not an option. Numerous concerns were raised including insurance issues. The board asked Dick to respond to the Wheeler House Association in writing that the answer was no.

Hot tub gate:

This is an on-going maintenance item. Discussion resulted in a suggestion by Lee that a wheel be attached to the bottom of the gate to provide support and assistance in operation. (He observed a similar installation at a beach resort). Supporting and increasing the height of the gate will be looked into. A suggestion of locking the ground level entry door of Building Two (east side) to prohibit unauthorized access of the hot tub through the building ended with the board voicing opposition to doing so at present.

Fireplace Flue Inspection:

Ben Broughton asked on behalf of the owner of unit 202, the status of any follow up to the fireplace flue inspection that reported need to further investigate the integrity of this flue pipe. Tom responded that he was aware of the report but he had not followed through with Debi on this matter. He committed to do so. The question of whether the flue is common area or not was raised and will be researched.

Other Business:

Stan reported that he had a conversation with the new owners of unit 302 regarding their roof top exit door. He suggested that they communicate with Tom, but as of this date Tom had not received any message. Tom offered to send them an e-mail explaining responsibility of this door. All agreed this is an owner responsibility and that the prior owner had replaced the original door with the existing door.

Sauna – Laundry Area Upgrade:

Lee reported that this project was complete except for caulking at the sink/counter top juncture. He will ask the contractor to stop back by on his way to and from other projects to complete this last item.

Next Meeting:

Lee reported that the next mediation for the litigation has been set for March 2. With that in mind the board set February 27, 2009 at 3 PM as the next board meeting.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: January 26, 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 his progress please contact them or one of the Board members directly. | TM/ Board | Continuing |
| 2 | Parking Lot redo: The Board rejected the idea of drainage towards Perigrine. Ben suggested a French drain. Dick will take this, and other ideas up with Tom Peterson, the architect and his engineer and report back to the board. Dick will make sure the solution addresses the ice formation below the roofs in front of the garages to 305 and 202, The intent will be to pursue costing and completion of this project as early as the summer of 2010. Board will review the proposal Tom provides at our next meeting. | TM/Board | 2/27/09 |
| 3 | The old hot tub cover will be discarded by Lee, Ben, and Deb. | DP/LR/BB | 2/15/09 |
| 4 | The hot tub gate has been repaired, Lee recommended that a wheel be added to help it remain in one piece when people try and put their weight on it to lean over. The idea will be investigated. | TM/LR/BB | 2/27/09 |
| 5 | Unit 202 has reported a flue problem that has resulted in their fireplace being rendered inoperative. Tom will pursue action to make the fireplace operative again, and investigate if this is owner or HOA responsibility and report to the Board. | TM/DP | 2/27/09 |
| 6 | 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. | LR | 2/27/09 |

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 Friday February 27th, 2009 at 3:00PM Mountain time by conference call.