

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

Call to order:

Dick McKay, president, called the meeting to order at 11 am per the time and date established at the prior board meeting. This meeting was conducted via telephone conference call.

Board Members Participating:

Dick McKay
Ben Broughton
Stan Sprinkle
Jim Culichia
Lee Rosenbaum

Others:

Tom Malmgren

Litigation Update:

Dick reported that with Jim and Lee's expert assistance and representation the dispute has been resolved. All of the Hardi siding will be replaced with the factory painted, 15 year guarantee, color plus line. The board will work with Oz Architecture to select the colors from the Hardi Color Plus palate to match as closely as possible to the existing color scheme. Work will start as soon as possible after final colors have been selected.

Parking lot update:

The board will continue working with the architect and engineer on concepts and estimates for replacing the parking lot. No updates have been received since the last board meeting.

Common Area Sink:

Lee is in contact with the contractor to complete the final amount of caulking needed to finish this update.

Hot Tub Pump:

The circulation pump at the hot tub is still operating; however, the hot tub maintenance contract has suggested failure is eminent. Tom will follow up with them to discuss the pump suggested by the board at the last meeting.

Golf Course Nets:

The board asked Tom to make certain, prior to the opening of the golf course, that the nets are installed to protect the buildings. He will coordinate with the responsible individuals at Copper Creek Golf Course.

Meeting to Select Colors:

The board agreed to meet on site at the Anaconda complex next Saturday morning at 10:30 AM to make final color selections for the new siding. Becky Stone, a principal with OZ Architecture, will be available to assist with this effort.

Next Board Meeting:

The next meeting of the board will be held on July 8, 2009 at 11 am. This will be conducted via conference call.

Adjournment:

The meeting was adjourned at 12:00 noon.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: May 27th, 2009

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|---|-----------|------------|
| 1 | The law suit has been resolved in our favor. All of the Hardi plank will be replaced with the pre painted 15 year guarantee color plus line. The Board and Oz Architecture will select colors from the Hardie Color Plus palate that come as close to the color scheme we now have as possible. Work will start as soon as possible. | TM/ Board | Continuing |
| 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. 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 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 | 7/8/09 |
| 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. This will happen ASAP. | | 7/8/09 |
| 4. | Deb has reported that one of the hot tub pumps is failing. The Board requested that Tom investigate the need for a new pump, and preselect they type of pump to be installed when either the existing pump fails, or we decide to make the replacement. Dick suggested investigating a new type of pump that is a variable speed programmable pump like the Pentair Intelliflo VF 3050. This offers one pump very high efficiency and multi-use capability, to replace two pumps. | | 7/8/09 |
| 5. | Tom will continue to keep pressure on Copper to insure the golf nets are up prior to the opening of the golf course. | | 6/18/09 |

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 Wednesday July 8th 2009 at 11:00AM Mountain time by conference call.