

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: July 8th, 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. Colors have been selected, and a few final details being worked out. 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 | 8/13/09 |
| 3 | Lee reported that the new sink installation in the Sauna/laundry area needs caulking. In addition the saunas need to be inspected for safety covers on heaters and general integrity. Lee said he would ask the contractor to stop by and take care of this enroute to other area jobs. This will happen ASAP. | | 8/13/09 |
| 4. | Gate repairs have been a significant cost. Gate repair will be moved to a separate line item on the budget, and Tom will investigate a more reasonable and closer gate repair company. | | 8/13/09 |
| 5. | Stan will prepare a resolution regarding protocol for owner initiated window movement and/or replacement for the board to consider at the August BOD meeting. | | 8/13/09 |

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 August 13th 2009 at 11:00AM Mountain time by conference call.

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JULY 8, 2009

Anacondahoa.com

Call to order:

Dick McKay, president, called the meeting to order at 10 AM, per the pre-determined time and date for this meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Ben Broughton
Jim Culichia
Lee Rosenbaum

Others:

Tom Malmgren

Update on siding matter:

Lee Rosenbaum updated the board regarding the most recent communications on the siding issue. All parties are in full agreement to move forward. No schedule has been established for this work, but Lee will pursue obtaining a commitment for the timing as soon as possible. The board endorsed having the general contractor working on the siding to subcontract with a painting contractor to do the trim in conjunction with the siding project. It was noted that the bridge over the entryway was recommended by the Oz Architect representative to be stained as well. Stan inquired if the siding on the back side of the storage building on the west end of building 4 was included to be re-sided? That will be looked at and coordinated with the contractor.

Parking Lot:

Dick McKay reported that he obtained an update from Craig Abrahamson, the engineer working on our parking lot issues. Craig has continued to study snow removal requirements, possible zoning for heating the surface and still needs to verify elevations. He expects to have a full report in the next three weeks for the board to have available for discussion at the annual meeting in early September.

Next Meeting:

The next board meeting was scheduled for August 13, 2009 at 11 am.

Common Area Sauna/Shower area:

Lee reported that the contractor who did the update work in the common areas will return to take care of several loose ends. He identified several additional items that he has asked the contractor to address. The most important item is a protective barrier around the sauna heater. It was noted that all three saunas should be checked. Some of

the nails in the sauna seating need to be removed and replaced with screws to be installed deep enough (counter sunk) to eliminate any chance of touching bare skin.

Hot tub pump:

Tom reported that the hot tub pump that is making noise and threatening failure is the pump for the Hydrogen Peroxide. It is not the circulating pump. Thus, this pump is not one to consider installing the 'all in one unit' suggested at a prior meeting.

Entry Gate:

After inquiring the annual cost of maintaining the entry gate, Dick McKay suggested that this item appear as its own line item on future budgets. Tom reported to Dick that the gate has been costing about \$2,500 per year to maintain. The board asked Tom to look into alternatives to find a local service company and seek bids for an annual contract.

Adjournment:

At 11:45 am, the meeting was adjourned.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President