

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JULY 27, 2010**

Call to order:

The meeting was called to order by president, Dick McKay at 11:05 am, per the pre-determined time and date for the meeting established at the last board meeting. This meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Donna Wolford

Board Member Absent:

Joe Wilson
Jim Culichia
Others:
Tom Malmgren

Agenda Items per Action List:

Drainage system contracts:

Tom reported that the contracts for the gutters, downspouts and heat tape with Rob Karbowski Seamless Gutter and Snowmelt Systems was awarded and work is underway. Additionally, the electrical bid with Alpha Omega was awarded and they will begin on the electric portion soon. Mile High Metal Works was awarded the work to repair the railing systems as discussed at the last meeting.

Tom reported he has not awarded the bid from A-Peak on the dry wells, but will do so immediately.

Replacement of banners is being investigated as to where they were originally purchased or alternative sources.

Parking Lot Replacement Discussion:

The board discussed the parking lot and replacement ideas. Tom was asked to seek bids and ideas from Bruce Yankee of A-Peak Asphalt for three different concepts. A heated swale to drain water from the lot is pretty much a given. Other alternatives for consideration would include replacement with asphalt, concrete or pavers. Donna volunteered to meet with Tom and Bruce to discuss alternatives and recommendations.

Website:

Dick is working with Kyle Smith to fine tune details on the website. Stan provided additional comments to be addressed.

Cleaning out of garages:

Tom reported that Lucas, our resident manager, has been working on this and some items in question to be disposed of will be addressed with owners. Tom will communicate with specific owners regarding certain items

Summer Flowers:

The pre-planted flower pots arrived just prior to the 4th of July and look nice.

Collection Policy Review: Tom reported that he has received the updated Collection Policy from the attorney and he will forward it to the board. All agreed to ask Jim to review from a legal perspective and to see if there are any conflicts with other HOA documents.

Fire Dept. Inspection:

Tom reported he and Lucas are working on completing the items required to be taken care of as a result of the recent fire inspection. They are not complete yet.

Unit 205 – Finalize repairs from leak damage:

Tom reported that he has not finalized the work required in 205. He hopes to utilize the same trades people who will be involved with putting 105 back together due to the unfortunate water heater failure in 208 that flooded 105.

Bike Room:

It was noted that the bike storage room is not a full as it has been in the past. The board discussed this location and garages as acceptable spots for bike storage.

Hardi Siding:

A couple of Hardi planks have the factory installed paint coming off. Tom provided photos. Stan first noticed this condition. The board agreed that this was a serious matter and that Jim and possibly Lee Rosenbaum, who worked on behalf of the HOA to negotiate with Hardi should write a letter to Hardi to pursue warranty matters.

Water Heater Policy Discussion:

Due to the recent failure of the water heater in unit 208 and resulting water damage to unit 105 and common areas the board discussed possibly passing a resolution requiring water heaters of a certain age for mandatory replacement. Tom will investigate further what other HOA's have done and obtain plumbing company recommendations as to expected life of water heaters. Jim will also be asked to respond to the legal aspects of enforceability, etc.

Wi-Fi Internet:

Tom was asked to pursue options available to the HOA for wi-fi internet service.

Next Meeting:

The next board meeting will be August 18, 2010 at 11 AM Mtn time.

Annual Meeting:

The annual meeting will be at noon on September 3, 2010.

Adjournment:

There being no further business to discuss the board adjourned the meeting at 11:45 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: June 16, 2010

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|---|---|-----------|---------|
| 1 | Work is progressing on gutter, heat tape, and electrical work that was approved. Trim painting is complete and looks good. | TM/ Board | 8/18/10 |
| <p>To be Bid:</p> <ol style="list-style-type: none">1. Replacing fading Banners prior to winter.2. Parking pot repair bids to include asphalt, concrete and pavers, both heated and unheated. A-Peak and ASAP Asphalt and Columbine Hills Concrete are under consideration so far. | | | |
| 2 | The new web site is up and there are documentation opening issues that Dick will sort out with Kyle | DM | 8/18/10 |
| 3 | Tom and Jim will write a letter to Hardi to address the issue of some finish coming off two boards of the siding on the complex. | TM/JC | 8/18/10 |
| 4. | After major water heater leak in 208 causing about \$15,000 damage to unit 105 (below), Board is looking at the possibility of a water heater replacement policy or requirement for the complex which could require shut off valves, or mandatory timed replacement, or at least tracking of age by the HOA with strong replacement recommendation at expected end of life. | TM/JC | 8/18/10 |
| 5. | A Collection Policy has been drafted by the attorneys and will be sent to the board for review and comment before possible implementation. | TM | 7/31/10 |
| 6. | The fire Dept. has requested some updates including signage, breaker panels, and smoke detector changes, which Tom will implement. Parts are on order. | TM/LR | 8/18/10 |
| 7. | Unit 205 still in need of tile work for completion, awaiting contractor | TM | 8/31/10 |
| 8. | Check on possibility/pricing for Wi-Fi internet service to all units, in all 4 buildings | TM | 8/31/10 |

LEGEND: TM=Tom Malmgren, DM=Dick McKay
LR= Lucas Rentch, DW=Donna Wolford, JW=Joe Wilson, SS=Stan Sprinkle, JC=Jim Culichia

NOTE: Next Board Meeting will be Wednesday, August 18th, 2010 at 11:00 Mountain time by conference call.

NOTE: Annual Meeting Friday September 3rd at Noon.