

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MAY 19, 2010

Call to order:

The meeting was called to order by president, Dick McKay, at 11 AM. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Jim Culichia
Donna Wolford

Others:

Tom Malmgren
Lee Rosenbaum

Joe Wilson (appointed and participated after 11:15 am)

Dick opened the meeting with notification that Mr. Lee Rosenbaum had sold his unit and thus was no longer qualified to serve as a board member. Dick, on behalf of the entire membership, thanked Lee for his contributions to the Association; particularly all of his work and expertise in assisting with the legal aspect of the siding matter. Since Lee ceased to be a board member, Dick opened the floor for discussion of appointing a replacement. It was stated that the board could appoint someone for the balance of Lee's term or simply wait until the annual meeting. Dick suggested that Joe Wilson, owner of unit 209, be considered to be appointed. Joe participated in the meeting on April 2nd and has expressed sincere interest in the Association business and operations. After discussion, Stan moved to appoint Joe Wilson to fill the vacant board seat until the next election. This was seconded by Jim and passed unanimously.

The board had Joe Wilson join the conference call at approximately 11:15 AM, telling him that he had been appointed to the vacant seat.

Dick recapped the bids that have been received to date for the gutter/downspout work and the electrical to power the heat tape proposed to be added. Bids to replace several flat roof areas on building one were also presented. The preliminary numbers were approximately \$70,000 if we were to carry out all of this work. Dick suggested after discussions with Tom Malmgren that some of the roofing work proposed was suggested due to age of roofs, not due to failure of those roof areas. Additionally, Tom stated that he felt it appropriate to seek at least one more bid for the gutter and electrical work. The board endorsed seeking more bids and agreed to back off of all of the proposed roofing work, focusing on actual required roof work necessary. Thus, Tom will work to seek additional bids and circulate them via e-mail to the entire board prior to or at minimum by the next meeting. Tom will also work to get with Bruce Yankee of A-Peak Asphalt to get more details about dry wells to collect water coming off of the buildings.

Next Meeting:

The board set June 16, 2010 at 11 AM (mountain time) for the next board meeting.

Action Plan:

In reviewing other items on the action plan the following updates were provided:

- Corrugated metal sidewalls – No further progress has been made.
- Railings: Tom is still trying to get Mile High Metal Works to revisit the site and provide updated bid numbers. Additionally, Lee Rosenbaum will have the contact he discussed at the last meeting come to Copper and review repair options.
- Website – board to review existing work that has been done and comment to Dick.
- Bids to paint trim – in process
- Garages cleaned out – in process
- Golf nets installed prior to course opening – Planned opening of golf course is June 18th. Tom and Lucas will work with Copper Mountain personnel to insure nets are up.
- Flowers – Pots are being planted at greenhouse near Salida and will be delivered to the site just prior to July 4th. Other plantings will occur when weather permits.
- Insurance company inspection – As noted at the last meeting, Tom confirmed that a field representative from CAU did visit the site and walked the complex recently. A letter will follow with any suggestions and / or required action.
- Banners on the buildings in need of replacement – It was noted that the banners do need to be replaced and the board endorsed getting this done. Tom suggested that it may be possible to have the painting contractor install these during painting vs. a special installation person. He will follow up.

Collection's Policy:

Tom submitted to the board information regarding a request from an owner to waive the late fees for dues not being paid on time. A lengthy and detailed discussion was concluded with the board stating that the collection's policy is quite clear about when dues are to be received. Despite the owner's comments regarding not receiving invoices, which were sent and re-sent in a timely manner the board believes that all owners know when dues are to be paid and thus stood firm in the policy to enforce late fees. Additionally, this was not the first occurrence. Two of the board members stated they have been subject to and paid late fees in the past. Management was directed to enforce and collect the late fee.

Adjournment:

The meeting was adjourned at 11:50 AM.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: May 19, 2010

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|---|-----------|---------|
| 1 | Approved:
1. Electrical bid of \$18200 and gutter/heat tape bid of 32,030 totaling \$50,232 (with the caviat that Tom will get additional bids for electrical and gutters to make sure it is in ballpark.
To be Bid:
1. Railings and footpath beneath ... Lee will be sending Rod Chrisman up to bid out repair as another option less than \$40,000 (See number 3 below)
2. Dry well ... assume vicinity of \$2000
3. Painting wood trim
4. Replacing fading Banners | TM/ Board | 6/16/10 |
| 2 | Tom is attempting to find a better solution for sealing the areas below the Bylin panels. Tom will investigate this with Bill Steele for summer completion | TM | 6/16/10 |
| 3 | Tom is pursuing Mile High Metal Works for a bid on pre-manufactured powder coated railings for the complex. There have been problems with other railings installed at Copper Mountain, and Tom will discuss this with Mile High. Additionally Lee is looking into a possible repair and refurbishment of the railing system we have in place. | TM/LR | 6/16/10 |
| 4. | The new web site is up at a test location and has been evaluated. Problems are being identified prior to moving it to it's new home. | TM/DM | 6/16/10 |
| 5. | Insure that extraneous materials are removed from the garages and they are cleaned prior to summer. | TM/LR | 6/16/10 |
| 6. | Insure that the golf nets are up prior to the golf course opening set for 18-22 June. | TM/LR | 6/16/10 |
| 7. | Insure that the summer flowers will be in place for the season. | TM/LR | 6/16/10 |

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, June 16th, 2010 at 11:00 Mountain time by conference call.