

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: April 20, 2010

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|----|---|-----------|---------|
| 1 | As a result of our meeting April 2 nd , the initial gutter and heat tape installation has been completed, unfortunately without enough snow season left for evaluation. Tom Malmgren will obtain bids to complete the entire gutter/heat tape project to insure we have the ability to get it done this summer for a winter evaluation. Tom will also get a bid for installation of one dry well from A-Peak Asphalt to be installed at the bottom of one of the bigger flowing gutters to evaluate that part of the proposals we were given. With the above work completed we will be able to make a better judgment of how well we can move water off the roofs and the effect it has on the parking lot so we be able to determine the best way to proceed with the most effective parking lot repairs. | TM/ Board | 5/19/10 |
| 2 | Re: corrugated metal sidewalls. We will attempt to find a better solution for sealing the areas below the Bylin panels. Tom will investigate this with Bill Steele for summer completion | TM | 5/19/10 |
| 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 | 5/19/10 |
| 4. | The new web site is up at a test location and has been evaluated. Kyle appears ready to move it to it's correct location, and will incorporate the newly refined HOA policies on the site. | TM/DM | 5/19/10 |
| 5. | Tom will get bids to paint the dark wood trim that was not painted when the siding was installed. | TM | 5/19/10 |
| 6. | Tom and Lucas will insure that extraneous materials are removed from the garages and they are cleaned prior to summer. | TM/LR | 5/19/10 |
| 7. | Tom and Lucas will insure that the golf nets are up prior to the golf course opening. | TM/LR | 5/19/10 |
| 8. | Tom and Lucas will insure that the summer flowers will be in place for the season. | TM/LR | 5/19/10 |

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

NOTE: Next Board Meeting will be Wednesday, May 19th, 2010 at 10:00 Mountain time by conference call.

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 20, 2010

Call to order:

The meeting was called to order by president, Dick McKay, at 11 AM per the predetermined time and date. The meeting was conducted by telephone conference.

Board Members Participating:

Dick McKay
Stan Sprinkle
Lee Rosenbaum
Jim Culichia
Donna Wolford

Others:

Tom Malmgren

The agenda followed the action plan from the March 10, 2010 meeting.

Drainage issues off of the buildings was reviewed in depth at a meeting held on April 2, 2010. Participants were: Dick McKay, Lee Rosenbaum, Donna Wolford, board members; Joe Wilson (209 owner), Tom Peterson-Architect, Scott from Rob Karbowski Seamless Gutter, Bill Steele from Roofing Services, Lucas Rentch the new resident manager and Tom Malmgren from Carbonate Property Management (managing agent). Tom Malmgren prepared a lengthy report recapping this meeting that he circulated to the board. The board complimented the report and instructed Tom to proceed with obtaining bids for all of the recommended heat tape and gutter work mentioned in the report. He three roofs authorized during the April 2nd meeting, to have gutters and heat tape installed, have been completed except for the electrical connection of the heat tape. The board asked that Tom pursue the idea of dry well(s) where water is directed off of the roofs into the parking lot areas. He will discuss this with Bruce Yankee of A-Peak Asphalt, who has utilized this method of disposing of water at other locations. Additionally, during the April 2nd meeting some flat roof areas were identified for suggested replacement this summer. Bids are being obtained for these.

The corrugated metal sidewall topic had no update. Ideas and alternatives will continue to be analyzed.

Regarding the metal railings across the top of the roof areas additional information will be pursued. Lee Rosenbaum stated that he has a contact in Colorado Springs who might be a source for repair of the existing railings. That will be pursued. However, bids for the total replacement of the railings will also be updated. The contractor who installed new railings at Elk Run and Summit House East provided the most attractive bids previously. Dick McKay expressed some concern regarding the new railings at Elk Run and signs of rusting on the new 'powder coated' surfaces.

Dick McKay reported that the website being worked on is moving along nicely. He asked the other board members to review the information and comment on suggestions. Dick is continuing to work directly with Kyle Smith who is doing the work. Dick also asked the board members to review his e-mail with the attached HOA policies and to comment.

The board noted that the insurance coverage had been changed from State Farm to Community Association Underwriters of America, Inc. offered by Neil Garing Insurance. Stan asked Tom to confirm that the refund from State Farm was the correct amount.

Several other items that were discussed included the need to obtain bids and restain all of the trim boards on the buildings now that the new siding was completed. Additionally, the need to re-stain the bridge structures was added to the list for the summer of 2010.

It was noted that all Christmas decorations need to come down and Stan suggested that we do more Christmas lighting next year. All spring time projects such as sweeping out garages, cleaning out unnecessary items, confirming the golf netting is installed prior to golf season, flower pots ordered, etc. will be carried out over the next several weeks.

Next Meeting:

The next meeting was scheduled for May 19, 2010 at 10 AM mountain time.

Adjournment:

There being no further business the meeting was adjourned at 11:50 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President