

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JULY 12, 2011**

Call to order:

The meeting was called to order by Dick McKay, president, at 12:30 PM, per the predetermined time and date. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Donna Wolford
Joe Wilson

Others:

Greg Chrimes (unit 303)
Tom Malmgren

Board Member Absent:

Jim Culichia

Next Meeting:

The next board meeting was set for September 2, 2011 at 10:30 AM. Location will be unit 105 Anaconda (Dick McKay's unit).

Parking Lot Update:

Tom reported that the parking lot was completed prior to the July 4th weekend and the lot was opened on Saturday, July 2nd. With the exception of some follow up issues involving some clean up of the siding that has a bit of asphalt on it, everyone was pleased with the results. Tom was instructed to follow up with the contractor, which was actually done prior to today's meeting. The clean up was completed. One area needs to have a piece of siding removed and some asphalt tamped in at that location. The resident manager will be asked to hose down the siding containing mud, dust, etc. at the bottom of the walls and garage doors.

Water Heater Update:

Tom circulated the list that outlines the water heater information (age, make, installation date, etc.) to the board prior to the meeting. It was requested that this information be converted to an Excel spreadsheet document and circulated to owners, in addition to being posted on the website.

Collection Policy:

After review of the original collection policy and the proposed version, the board agreed that the original contained adequate information and it was unanimously confirmed to be the association's formal collection policy.

Painting of Railings:

Bids to paint the railings that were repaired last fall were reviewed. The board authorized Tom to hire Outer Armor to complete this work. It was noted that all railings are to be included (ground level railings were not specifically mentioned in the bid) and that the color will match the dark trim on the buildings.

Vertical Cor-Ten siding at stair towers:

The Cor-Ten siding is loose in numerous locations where installed at stair towers. Bids are being obtained. The board will review bids upon receipt and authorize via e-mail.

Leaks at Rim System:

Minor leaks that allowed water to get behind the gutter system will be worked on by Bill Steele of Roofing Services.

Parking Lot Enforcement – Rules:

The board discussed establishing updated parking rules and policies now that the parking lot has been completed. After much discussion the board asked management to put together a proposed map for parking to be distributed to the ownership with the annual meeting notice. Lucas, resident manager, stated the biggest challenge he encountered last winter was when owners let guests use the Anaconda parking lot without anyone actually occupying the residential condominium unit. The board will stress parking rules at the annual meeting and ask the manager to be more aggressive in parking lot rule enforcement.

Gate Operator:

The new grid installed under the asphalt was working very well. However, we recently experienced a glitch with the key pad that may have been caused by a lightning storm. Lucas and Tom are working with the gate maintenance contractor for solutions. As a follow up from the last board meeting, Tom reported that the current key pad does not have the capability of tracking usage history. Since the lightning impacted key pad may need to be replaced the board asked Tom to price a unit that could record usage. Management will explore obtaining more remote control “clickers” to operate the gate. Several will be obtained and made available for owners to purchase. It was also noted that when dark, the key code box is tough to see. Illumination of this box/area will be pursued with the gate contractor.

Exterior Light Fixtures:

Stan noted that several of the exterior light fixtures need to have glass replaced. Tom will research the source for replacement and obtain those needed plus a few extras.

Hot tub:

It was noted that the hot tub needs to be kept as clean as possible. The old cover is looking pretty tacky. Tom stated that a new cover is on order and he has stressed to the resident managers the importance of keeping the hot tub and all common areas as clean

as possible. Trees planted close to the hot tub do make maintenance of the hot tub a challenge at times.

Distribution of Documents with the annual meeting notice:

The board instructed Tom to include the parking policies, the newly adopted pet policy and the water heater spreadsheet with the mailing of the annual meeting notice.

Siding Warranty Update:

As a follow up to the letter the HOA sent to James Hardie Building Products last January and the phone conversation that Tom had with their representative on February 10th, Tom is communicating with James Hardie personnel to get the minor problem areas with paint flaking off of the siding resolved. He will keep the board updated.

Adjournment:

There being no further business the meeting was adjourned at 1:58 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: July 12, 2011

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Parking lot repair is complete. One siding board needs to be removed and backfilled with asphalt.	TM/ Board	8/1/11
2	Water heater data is compiled and will be put into an Excel format for distribution to owners and web site. Owners will be encouraged to replace water heaters at 10 but no more than 15 years.	TM	8/15/11
3	Our original Collection Policy was confirmed, and it, along with the parking policy, and pet policy will be placed on the web site	TM	8/15/11
4.	Railing repair has been completed. David Frank's "Outer Armour" railing painting bid was accepted and will be implemented ASAP	TM	8/15/11
5.	Vertical Cor-Ten on Stair towers needs to be refastened to a proper substructure. One bid has been received and winning bid will be implemented this summer. Board will accept bid by email.	TM	9/1/11
6.	Bill Steele will be asked to make repairs to prevent leaks under the Rim system on parking lot facing systems.	TM	8/15/11
7.	Tom and Lucas will revisit the parking problem and make recommendations to the Board. Parking policies, along with the pet policy and the water heater age Excell sheet will be sent to owners with Annual meeting notice.	TM	8/5/11
8.	Gate stopped operating after lighting strike. Tom will see if an entry mechanism can provide us with a one month or more previous memory as to the codes entered to access property.	TM	8/1/11
9.	Order glass replacements for exterior lights above garage ... order spares. Replace as necessary.	TM/LR	8/1/11
10.	New hot tub cover is ordered ... install and ensure cleanliness of Hot Tub	TM/LR	8/1/11
11.	Siding warranty issue will be pursued by Tom Malmgren	TM	8/1/11

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 Friday Sept 2, 2011 at 10:30 am Mountain time in Anaconda 105.