

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JUNE 14, 2011

Call to order:

Dick McKay, president called the meeting to order at 11:03 AM, per the predetermined time and date.

Board Members Participating

Dick McKay
Donna Wolford
Jim Culichia
Stan Sprinkle
Joe Wilson

Others:

Greg Chrimes (303 owner)
Tom Malmgren

Next Meeting:

The next meeting was scheduled for July 12, 2011 at 12:30 PM.

Parking Lot:

The first agenda item was the parking lot. Tom provided the board an update on the status, reporting that the main drain pan has been poured (concrete), most of the old asphalt has been removed, grading has been started, the smaller drain pan will be formed and poured in the next day or two, the manholes have been cleaned and overall the project is progressing very well. Completion is hoped to be by July 4th weekend, but that is dependent upon weather and any other unanticipated delays. The manholes will be looked at by a Denver company specializing on sealing them from allowing ground water infiltration. This came up during an inspection of the manholes with Mike Koenig, public works director with the Metro District. Cost to have an epoxy/grout solution to this problem is yet to be determined.

The board asked Tom to provide periodic updates to the membership.

As part of the discussion regarding the installation of the dry well on the Wheeler House end of our parking lot it was noted that ground water was about 4.5 feet deep. This prompted questions about water in the crawl space of building 3. After discussion it was agreed that there have never been any issues with this water in the crawl space that would require a sump pump. The runoff historically only causes this condition to exist for a short duration.

Pet Policy:

Dick McKay e-mail a proposed pet policy to all board members for review and consideration. After discussion a modified pet policy was adopted by the board. This will be e-mailed to all owners and posted on the website. Motion to adopt the pet policy was made by Stan, seconded by Donna and passed unanimously.

Water Heater List:

Tom reported that Lucas, resident manager, has updated the water heater list and it is close to being ready to post on the website. A new water heater was just installed in unit 102 last week. Lucas was unable to gain access to the closet containing the water heater for unit 303. Mr. Chrimes, owner of 303, agreed to provide a key for Lucas to keep in the manager's unit in case of an emergency requiring access to that water heater. All owners are asked to monitor the age of their water heaters and update the HOA as replacements occur.

Collection Policy:

Tom reported that he has not had a chance to work on this. The board asked him to have something for board consideration at the next meeting. Ideally, he will circulate a revised edition prior to the next meeting.

Carpet – Unit 205:

Tom reported that he e-mailed the owner of unit 205 that the carpet was owner responsibility, as the existing holes were caused by the heater replacement that the owner implemented. The board asked Tom to verify that the owner of 205 received this message.

Painting of railings:

Tom has one bid from All West Painting and is awaiting at least one more bid to repaint the railings that were repaired last fall. The board asked that bids be circulated to them by July 1st, for action.

Vertical Cor-Ten Steel:

Tom has not obtained new bids for the stairway towers with the Cor-Ten panels that need repair. The board asked Tom to have bids for discussion at the next meeting. Donna Wolford suggested that Henry's white roofing sealant (or similar type product be used to seal the areas where water is getting behind the gutters on the sloped roofs (301, 302, 303, 304 and 305). Tom was instructed to consult with Bill Steel from Roofing Services about this method and seek solutions.

Parking Enforcement:

The board discussed the parking rules and enforcement necessary, especially once we have the new parking lot completed. It was noted that no trailers, snowmobiles, etc. are allowed. The board will ask management to be forceful in the enforcement of the parking rules. Vehicles MUST be moved, not allowing snow to be piled up on and around them. It was noted that several times last winter it appeared that vehicles took up spaces in the evening and then departed around 10 or 11 PM. Board members speculated that unauthorized vehicles from restaurants across the street were possibly part of this problem. Tom was asked to check with the gate Maintenance Company about whether the gate operator records what code is used and if we could monitor this for a week to month backward. He will check.

New Business:

Stan commented that he was at the complex this past weekend and noticed that there is still some spring clean up necessary after the snow melt. He inquired about the annual flower pots (in process to arrive about July 4th), golf nets (make certain they are erected prior to golf course opening) and criticism of the hallways and garages needing more cleaning. Stan raised a concern that the hallways must not be used for storage. The entire board voiced that they agreed that hallways are not to be used for storage of any kind.

Stan also reminded the board that we need to follow up with James Hardi, siding supplier, regarding the areas where the siding color is coming off of the planks. Tom responded that he has been in touch with a James Hardi representative and they committed to take care of the issues once all the snow was gone. The snow is almost gone and he will contact them again, adding areas that Stan observed.

Adjournment:

There being no further business the meeting was adjourned at 12:25 PM.

Respectfully submitted

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: June 14, 2011

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

Parking lot repair is in progress. Tom will send weekly updates to the owners to include some pictures. The hope is to be completed by July 1st.

TM/ Board 7/1/11

Because of the damage to 105 from a water heat in unit above, Water Heater agenda will be added to the annual meeting agenda for discussion on a yearly basis and Lucas will keep age data of all water heaters updated. Water heater age data will be added to the web site for reference. The goal is to encourage owners to replace heaters at 10-15 year intervals

TM 7/1/11

The implementation of the new collection Policy was held in abeyance due to it's complexity and burdensome characteristics. . Tom is going to make further reviews of the document and make recommendations to the Board.

TM 7/1/11

Unit 205 has a carpet problem which Tom will work out with the contractor and Hank Reinke.

TM 7/1/11

Railing repair has been completed. Tom will have painting completed this summer. Bidding the project are All West and David Frank.

TM 7/1/11

Vertical Cor-Ten on Stair towers needs to be refastened, repaired or strengthened. Bids to correct will be solicited for summer repair. Bill Steele will be asked to make repairs to prevent leaks under the Rim system on parking lot facing systems. The Henry's White product is under consideration.

TM 7/12/11

Board has approved revised Pet Policy, and it will be added to the web site and emailed to all owners.

TM 7/1/11

Tom and Lucas will revisit the parking problem and make recommendations to the Board. Parking policies will be resent to owners after parking lot completion.

TM 7/1/11

Tom will contact the gate company to see if the entry mechanism can provide us with a one month or more previous memory as to the codes entered to access property.

TM 7/12/11

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 Tuesday July 12th, 2011 at 12:30 PM Mountain time by conference call.