

**ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
November 8, 2011**

Call to order:

Dick McKay, president, called the meeting to order at 1:00 PM. The meeting was conducted via telephone conference call.

Directors Participating:

Dick McKay  
Stan Sprinkle  
Donna Wolford  
Gary Schwartzkopf  
Joe Wilson

Others:

Tom Malmgren

Date of next board meeting: January 24, 2012 at 1 PM was established as the next meeting date.

Agenda Items – following last action plan dated September 2, 2011

It was noted that the replacement of the ground level carpeting in building number one, approved by the board, was scheduled for today. This is being done with existing, extra carpeting that the HOA has had in storage for the past several years.

Hardie warranty repair representatives have returned to the complex and carried out the necessary warranty replacements, as well as replaced several areas of siding that were impacted by the new parking lot asphalt. We received a letter from All Coast Builders that these repairs were done under the guidelines of James Hardie Preferred Practices Technology and approved for warranty.

Vertical Cor-Ten Steel siding at stairways was completed by Reconstruction Experts. A small punch list is being addressed and final payment will be disbursed soon.

A parking lot plan following the original configuration when the complex was first built was agreed to be the most efficient and practical application. Tom was directed to interact with the new manager to make certain they understand the concept(s) and also to make certain motor bikes and trailers are removed from the parking lot.

A dozen new remotes were purchased for the entry gate. Two owners have already purchased two each and thus we have 8 remaining. The cost is \$30 per remote payable to the Anaconda HOA.

Replacement glass for the exterior fixtures with broken glass have not been located. Tom indicated that he has not spent much effort on this task but will focus on getting it completed. It was recommended that we purchase several extras once a source for the replacement glass is found.

The new pet policy was acknowledged as being finalized. Tom and Dick will verify that it is posted on the website. Two dog waste dispensing bag boxes have been purchased and will be erected soon. Tom stated that he has some signs that can be used to highlight the waste bag stations.

The purchase of a smaller snow blower for use on the roof areas was postponed since we have new resident managers. Tom wanted to interact with Nick and confirm that we purchase what is the best machine for the areas targeted. Discussion followed regarding the pros and cons of both electric and gas machines. The board instructed Tom to work with Nick, the new manager. They will experiment with a smaller snow blower that Tom has access to from another association and proceed with purchase of a machine that will be light enough to move up and down the stairways, but large enough to handle the work load.

Stan mentioned that he observed the common area deck on building three had a picnic table and some chairs that should be removed prior to much snow accumulating on the deck. Tom agreed that it would be best to relocate these items off of the deck for winter. He noted that there is also a pin pong table on the common area deck of building number four that needs to be moved prior to winter snowfalls.

The Resort Chamber vote recently approved was briefly discussed. With the individual unit dues going up 3.5 times the board discussed having a separate line item on the quarterly billings to highlight this fee and to bill the exact amount to owners that is billed by the Resort Chamber. Gary moved and Stan seconded that this billing technique be implemented and that the dues be billed in equal amounts over the four quarters. The motion passed unanimously.

Tom reported that Copper has submitted a minor PUD amendment to Summit County covering three items: They are seeking a delay in the deadlines for dedication and platting of certain open spaces; seeking a change to allow short-term/transient lodging use of the EDGE facility until December 15<sup>th</sup> of each year; and change to requirements of golf course management, giving Copper more latitude in changes to the golf course. The Board of County Commissioner will review this application at a meeting scheduled for December 6<sup>th</sup>. The Anaconda board asked if any changes were anticipated to the 8<sup>th</sup> hole, adjacent to Anaconda and a source of past golf ball damage to the buildings. Tom responded that he did not believe any changes were contemplated at that location, but he had a meeting with Gary Rodgers (president of Copper) and Jim Jadlos (Peregrine HOA president) discussing removal every fall of the posts that hold the netting installed to protect Anaconda from golf balls. Copper proposed not taking down the poles, despite a written commitment to do so. As of now the original agreement is in place and is being followed.

The final discussion was regarding television service and what anticipated increase might be implemented at the start of next year. The exact amount of a maximum increase is in the contract between Anaconda HOA and Resort Internet, but no one could remember that amount. The cost of living increase for Denver/Boulder will likely be the applicable increase percentage.

There being no further business the meeting was adjourned at 2:10 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: November 9th, 2011

**STEPS TO BE TAKEN**

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Vertical Cor-Ten work on Stair towers is complete. A small punch list will be completed before final payment is made.	TM	12/1/11
2	Tom and Nick have looked at the parking problem and the recommendation is that we stick to the parking plan as designed by the architect. Unauthorized items in the parking lot will need to be removed before ski season.	TM/NZ	12/15/11
3	Order glass replacements and spares for exterior lights above garage . Replace as necessary.	TM	12/15/11
4.	Two pet disposal stations will be added to the complex with an appropriate trash can attached.Signs will be added to building bulletin Boards to promote pet clean up responsibility.	TM/NZ	12/15/11
5.	Purchase a new small snow blower that Nick can use on the flat roof common areas. Nick will borrow the Masters snow blower to see if that is the correct device to use. Once correct machine is selected, purchase of new blower will be made.	TM/NZ	12/15/11
6.	In Spa area, a filler boards need to be installed on either side of the bench .... Building interior and insulation is showing.	TM/NZ	12/15/11
7.	Remove summer items that are stored on common area decks so snow removal is not affected	TM/NZ	12/15/11
8.	Investigate Village Company trash removal as to cost/benefit analysis and recycle possibilities.	TM	1/15/11

LEGEND: TM=Tom Malmgren, DM=Dick McKay  
NZ Nick Zhervchuk, DW=Donna Wolford, JW=Joe Wilson,  
SS=Stan Sprinkle, GS-Gary Schwartzkopf

**NOTE: Next Board Meeting will be Tuesday January 24th, 2012 at 1:00pm Mountain time by conference call.**