

**ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
September 2nd, 2011**

Call to order:

The meeting was called to order by president, Dick McKay, at 10:30 pm per the notice distributed to all board members. The meeting was conducted in Anaconda 105.

Board Members Participating:

Dick McKay  
Donna Wolford  
Stan Sprinkle  
Joe Wilson

Others:

Gary Schwartzkopf

Anaconda Cleanliness issues:

The Board discussed the resolution of the cleanliness issues at the complex, and was pleased with all action taken to date. The situation will be monitored for continuation of the progress on the property.

Pet Policy:

The Pet policy instituted in June was discussed with regard to the discontent expressed in a letter written by Scott and Stephanie Harrison. The Board re affirmed the policy but agreed to bring the issue before the entire group to get a consensus since a policy of this type is very personal and affects rentals. The Board further agreed that if the policy remains in effect as written, we would allow Scott rentals with pets this ski season only with signed rental agreements to be shown to the Board by September 15, 2011.

Presidents and Treasurer report:

Dick discussed the items he was going to bring up in his President's report for general approval, as were the items that Stan was going to discuss in his Treasurer's report. The board reviewed the annual dues for the proposed 9-30-12 fiscal year budget along with a schedule of annual dues since fiscal year 9-30-94. It was concluded that the Treasurer would recommend, at the HOA annual meeting, a 3% increase in dues which will produce total dues of \$199,826 for fiscal year 9-30-12.

New Board member:

Gary Schwarzkopf joined the meeting to discuss a possible position on the Board. Gary reviewed his qualifications and after a period of discussion, the Board decided to place his name in nomination at the annual meeting later that day.

Drywell operation:

The Board discussed the small dirt slope that had been created by the dry well installation in the area near Wheeler House. We will seek recommendations to try and preclude dirt wash off into the dry well rendering it ineffective.

Roof shoveling and snow removal:

The Board as represented by Donna, will contact an expert to determine how much if any snow needs to be removed from the flat roof, as it is accepted that these roofs can sustain substantial weight, but we need to have some limit to know when shoveling is necessary. Lucas will be provided with a new small snow blower to access the upper flat areas and keep an open space around the piled up snow to prevent intrusion under the siding. Bill Steel has been adamant that any flat roof should not be shoveled to the level of the surface since holes are very often created.

TTHE MEETING WAS ADJURNED AT 11:45 TO BE RE-CONVIENED AFTER THE GENERAL MEETING

THE MEETING WAS RECONVIENED AT 2:30 AFTER THE ANNUAL HOA MEETING

Board Positions

The Board voted to leave the governance structure in place, with newly elected Board member Gary Schwartzkoph filling the vacated position of Jim Culichia. The Board positions are:

President	Dick McKay
Vice President/ Treasurer	Stan Sprinkle
Secretary	Donna Wolford
Director	Joe Wilson
Director	Gary Schwartzkopf

Next board meeting:

The next board meeting will be held by conference call on Tuesday November 8<sup>th</sup> at 1pm Mountain time

Adjournment:

There being no further business to come before the board the meeting was adjourned at 2:45 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: Sept 2, 2011

**STEPS TO BE TAKEN**

		ASSIGNED	TARGET
		TO	DATE
			ON OR
			BEFORE
1	Parking lot repair is complete. One area needs a vinyl shield installed by Hardi to protect the plank near the new asphalt.	TM	11/15/11
2	Vertical Cor-Ten on Stair towers needs to be refastened to a proper substructure. Contract has been signed with Restoration Experts and work should be complete by end of September.	TM	9/30/11
3	Tom and Lucas have looked at the parking problem and made recommendations to the Board. The Board has copy of prints and is reviewing	TM	9/30/11
4.	Tom will order 12 “clicker” remotes to open the front auto gate and have them available to owners for purchase. Owners will be notified when they are available.	TM	10/1/11
5.	Order glass replacements for exterior lights above garage and order spares. Replace as necessary.	TM	9/1/11
6.	New Pet policy approved ... At least two pet disposal stations will be added to the complex with an appropriate trash can attached.	TM	10/15/11
7.	Pet “Instruction” signs will be added at appropriate areas in the complex	TM	10/15/11
8.	Hardi will be requested to install some flashing to protect some areas exposed to inappropriate moisture when they come to replace defective Hardi Boards under the warranty.	TM	10/15/11
9.	Purchase a new small snow blower that Lucas can use on the flat roof common areas.	TM	10/31/11

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 Nov 8th, 2011 at 1:00pm Mountain time by conference call.**