

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 23, 2011**

Call to order:

The meeting was called to order by president, Dick McKay, at 1:35 pm per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Donna Wolford
Jim Culichia
Stan Sprinkle
Joe Wilson

Others:

Tom Malmgren

Management Performance:

The board conducted this portion of the meeting in executive session.

Future Reporting to board by management company:

Carbonate Property Management will provide monthly updates of activities and status to the board for the next several months to insure that board expectations for management of the complex are being met.

Parking lot:

The parking lot project is complete with some follow up with the Hardi Siding Company representative. Tom met with the contractor representing Hardi and the claim we submitted to replace a few pieces of siding will be taken care of after Labor Day. Some additional work to insure the warranty in maintained will also be coordinated.

Water Heaters:

The water heater list is in place. There are a couple of heaters that we still need information on that will be inspected to complete the list. Tom and Lucas will carry out this task.

Painting of Railings:

Painting of the metal railings started today and should be complete by the end of the week.

Cor-Ten Siding:

Restoration Experts submitted the most attractive bid for this repair work. They are consulting with the Summit County Building Department to confirm their recommended approach will comply with the Building Department's requirements. As soon as this is clarified a firm contract will be executed.

Gutter – Downspout additions:

Rob Karbowski Seamless Gutter and Snowmelt Systems has completed the additional work ordered on the gutter/downspout installation. They also applied clear caulking at the locations where the heated edge installation at the sloped roofs was leaking under the heated edge due to the ribs of the metal roof.

Parking lot recommendations:

As a follow up to the last meeting, Tom and Lucas have analyzed the parking at the complex and believe the original site plan makes the most sense for parking spots. This will be copied and presented to the membership at the annual meeting. There are 21 garage spaces and 14 additional exterior spaces.

Gate Openers:

Tom was instructed to order a dozen gate remotes to have available to sell to owners who want one.

Replacement Glass for light fixtures:

The search for replacement glass that is broken in the exterior fixtures continues. Tom will take one of the fixtures to a lighting store to pursue locating the appropriate glass.

New Hot Tub Cover:

The new hot tub cover arrived earlier this morning and has been installed. Discussion regarding the old cover resulted in documenting it was purchased in September 2008. It was noted that the covers are warranted for two years. Dick asked Tom to see if his office could come up with some type of computer generated notification of when things like this need to be looked at for replacement in the future.

Pet Policy:

The board acknowledged receipt of a letter from the owner of unit 201 regarding the recently adopted pet policy. The board believes that the policy they adopted is appropriate for the good of the entire membership. Since the owner of 201 has committed to some future rentals allowing pets in his unit, the board will ask for documentation of those future commitments, allow them to be honored for this upcoming ski season but strictly enforce the policy except for this unique exception. This will be announced at the annual meeting.

Next board meeting:

The next board meeting will be held in unit 105 at 10:30 AM on September 2, 2011. With the annual meeting scheduled for noon on that same day in the Anaconda conference room the board meeting will include final preparation for the annual meeting and discussion of next year's budget.

Adjournment:

There being no further business to come before the board the meeting was adjourned at 3:25 pm.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: August 23, 2011

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Parking lot repair is complete. One area needs a vinyl shield installed by Hardi, and Hardi also needs to install some flashing to protect a few other areas.	TM	10/1/11
2	Water heater data is compiled and has been placed 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. Two units need to be updated... 101 and 303.	TM	9/1/11
3	Railing painting is in progress and will be completed soon	TM	8/31/11
4.	Vertical Cor-Ten on Stair towers needs to be refastened to a proper substructure. Restoration Experts have been selected and they are insuring their plans meet county standards and will start after Labor Day.	TM	10/1/11
5.	Tom and Lucas have looked at the parking problem and made recommendations to the Board. Tom will take a picture of the original plans, which include parking and forward them to the Board for planning purposes.	TM	9/1/11
6.	Tom will order 12 “clicker” remotes to open the front gate and have them available to owners for purchase.	TM	9/1/11
7.	Order glass replacements for exterior lights above garage ... order spares. Replace as necessary.	TM	10/1/11
8.	New Hot tub cover installed. Policy and reminder system to check for replacement every two years will be implemented.	TM	9/1/11
9.	Siding warranty issue will be pursued by Tom Malmgren	TM	8/1/11
10.			
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.**