

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JANUARY 24, 2012**

Call to order:

Dick McKay, president, called the phone conference meeting to order at 1:05 PM per the pre-determined time and date.

Board Members Participating:

Dick McKay
Donna Wolford
Gary Schwartzkopf
Stan Sprinkle
Joe Wilson

Others:

Greg Chrimes (owner #303)
Tom Malmgren

Next Meeting Date:

The next board meeting was set for April 18, 2012 at 1 PM.

Action Items / Agenda:

Tom reported that the Cor-ten work on the stair towers was completed, punch list items taken care of and final payment made. This was removed from the action list.

The items that were discussed at the last board meeting (motor bike &/or snowmobile trailers) have been taken care of. Volume of activity has been less and thus parking issues this winter have not been an issue.

Tom reported that he did obtain the light fixture manufacturer name from Travis Construction for the exterior fixtures with broken glass. He is pursuing obtaining replacement glass for these fixtures.

The pet waste dispenser boxes have been installed and are being utilized by owners and guests.

Tom reported that he has not pursued the purchase of a smaller snow blower for the roof top walkways and decks primarily since there has not been a lot of snow. As previously discussed, he will have Nick (resident manager) experiment with the Masters snow blower and proceed with obtaining a new machine.

The filler boards discussed at the last meeting (either side of the bench by the hot tub) have not been addressed yet. Tom reported that this will be taken care of in the spring, as weather conditions allow.

Discussion of the items stored on the upper common decks ended with management instructed to coordinate removal of these items, after pursuing who they might belong to.

As discussed at the last board meeting, Tom has asked the Village Company for a proposal to provide trash pick-up services. The Village Company has not responded with a proposal yet. Tom will pursue. Recycling would ideally be part of this. A question regarding 'bear proof' dumpsters was also asked, which will be investigated.

Other Business:

Dick McKay asked Tom to be certain Copper Mountain gets the golf nets up prior to the opening of the golf course. This will be added to the Action Item List.

Stan Sprinkle reported that he had reviewed the financial statements prepared by Julie Hansen and was pleased. A couple of issues that Stan asked to be investigated included the utility expenses for unit 212 (resident manager's unit) and the utility expenses of common areas (hallways, garages, etc.)

Tom reported that the final outstanding item involving the parking lot project is the grouting of the man hole at the front entry. Bruce Yankee of A-Peak communicated with Tom prior to Christmas that the contractor was due up from Denver to complete this task. He does not believe it has been taken care of yet. No invoice has been received.

Tom also reported that the failed heated edge along the sloped roof of unit 302 was replaced (cable only) and it now functioning properly.

It was noted that the Santa next to the hot tub should probably be removed since the Holidays are over.

Joe Wilson asked if the board should be discussing a rebate back to the owners with the reserve fund growing to a higher level. The response was no, the reserve fund needs to be at existing or higher levels. Certainly as the expenses of the HOA dictate, the board will consider future dues analysis / adjustments. This discussion ended with the board asking Tom to start working on a 5 year plan of future funding/project needs. The board instructed Tom to have Bill Steele, Roofing Services, do an analysis of our roofs and provide some professional guidance of replacement requirements.

A brief discussion of the hot tub jets being less forceful than desired ended with Tom being asked to interact with our hot tub service contractor for advice and guidance about a larger/stronger pump.

Adjournment:

There being no further business to discuss the meeting was adjourned at 2:15 PM.

Respectfully submitted,

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: January 24th, 2012

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Order glass replacements and spares for exterior lights above garage . Replace as necessary. Vendor located, still trying to get product.	TM	4/1/12
2	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 at winter end prices.	TM/NZ	4/1/12
3	In Spa area, a filler boards need to be installed on either side of the bench Building interior and insulation is showing.	TM/NZ	5/31/12
4.	Remove summer items that are stored on common area decks so snow removal is not affected. Items are a picnic table and a ping pong table. The ping pong table needs to be removed, and the picnic table may be moved to the ground below for summer use. Ownership of both items needs to be determined, and Tom will report to the Board.	TM/NZ	4/18/12
5.	Investigate Village Company trash removal as to cost/benefit analysis and recycle possibilities. Tom has spoken with Dave at Village Company and rates and terms are being investigated. Cost, bear proof dumpsters and recycle bins are items of interest.	TM	4/18/12
6.	Tom will make sure there are no issues in getting the golf nets up by course opening in June.	TM	5/15/12
7.	Man Hole in parking lot needs grouting job completed to prevent water infusion in ground.	TM/NZ	5/15/12
8.	Since we have no more large budget projects forecast, Tom will complete a report looking out 5 years at possible projects that the complex may require stay in the best possible condition. He will include approximate costing.	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 Wednesday April
18th, 2012 at 1:00pm Mountain time by conference call.**