

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 18, 2012**

Call to order:

Dick McKay, president, called the meeting to order at 1:05 PM. The meeting was conducted by telephone conference.

Board Members Participating:

Dick McKay
Gary Schwartzkopf
Joe Wilson
Donna Wolford
Stan Sprinkle

Others:

Greg Chrimes (owner – 303)
Tom Malmgren

Next Meeting Date:

The board selected July 24, 2012 at 1 PM (MDT) as the next meeting date of the board.

Action Items on the list from the last meeting - used as the agenda of this meeting.

Glass Replacements for exterior lights:

Tom was able to obtain the exact fixture information from Travis Construction and purchased 6 replacement glass for the exterior fixtures. Nick, our resident manager, has replaced the broken units.

Snow blower for roofs/decks:

Tom reported that he did not purchase the new snow blower as authorized by the board. The loaner use from another HOA met the needs very well. However, with our lack of snow this winter this became a low priority. He is seeking a spring time discount to buy the new snow blower for Anaconda.

Spa bench – wood trim:

The wood trim at the sides of the hot tub bench will be completed in the next several weeks. Target completion date on the action list called out May 15, 2012 for this to be finished.

Tenant Issue:

It was noted that a recent problem with the tenants of unit 107 prompted a written memo from the resident manager to Tom, seeking assistance in dealing with the issues. Loud music, lots of guests, smoking at the hot tub area, vomit at the hallway entry, etc. were on the list. Tom interacted with the owner of the property who in turn communicated the non-acceptable behavior to his tenants. The resident manager now has the owner's direct number and will communicate any future problems immediately and directly with the owner. This discussion did prompt discussion regarding the need for a NO SMOKING sign to be erected at the hot tub deck area. Tom was instructed to get this done.

Tables – Chairs – Etc. on common decks:

Tom reported that the pin pong table and deck furniture that were on the large common deck of building number 4 - above unit 209 did not get removed this winter. The board directed Tom to communicate with the owner who was responsible for placement of these items and explain that they are permissible during summer months, but MUST be removed to accommodate snow removal prior to

every winter. Thus, these items need to be relocated no later than November 1st. The metal table and chairs are suggested to be stored in the yard of the complex toward the golf course fence during winter months. Storage in the garages or hallways of the complex will not be allowed. The same policy will apply to the table and chairs placed on the large common deck in building number 3 – above unit 208.

Trash Service provided by Village Company:

A waste service agreement was presented to the board that Tom obtained from the Village Company. The Village Company will place their own (smaller) dumpster at our complex, add recycle bins, and service the complex for the same price as our annual budgeted amount for trash removal that we have with Waste Management. The board wanted to make certain that we could cancel the contract with Waste Management without any liability. Tom stated this has been the case with others, but he will confirm. It was also noted that concerns about bear proof containers be discussed. **The arrangement with the Village Company providing this service is very specific about what can and cannot be placed in the dumpster. An extra charge will apply if construction materials, furniture, appliances, tires, TV's , etc. are deposited in the dumpster. Thus, owners are put on notice that these items MUST NOT BE PLACED IN THE DUMPSTER. If found, the owner violating the rules will be charged for the extra fee(s) imposed.** Tom was authorized to work out the details with Waste Management and the Village Company and proceed with this new arrangement.

Placement of Golf Nets Prior to Golf Course Opening:

With the departure of JP Chevalier, former director of golf operations, the board asked Tom to make certain he coordinates with the appropriate individuals to insure the nets protecting the building from errant golf balls are in place prior to the course opening. He will interact with Scott Sundin, the golf course superintendent, for this item. The board noted that if Copper Mountain continues their discussion of not removing the nets AND POSTS every fall, as originally agreed, they would like to know and be able to interact on this topic.

Man Hole in Drive area:

Sealing of the joints/caulking at the man hole for the waste collection system of the building was supposed to be completed last fall. Bruce Yankee, A-Peak Asphalt, was coordinating this effort as part of the parking lot replacement project. Tom will follow up with Bruce, but he is fairly certain it has not been completed, since we've not been billed.

Five year capital needs analysis:

The board asked Tom if he has been able to make any progress on the 5 year capital needs analysis that was discussed and requested at the last meeting. Tom responded that he has not initiated work on this he will have something for the board to review at the next meeting.

Snow Plowing Discussion:

The board briefly discussed the snow plowing performance by Copper Mountain Base Ops this past winter and expressed disappointment about the quality of work. Tom stated that he is going to pursue other options, but Copper really does have the best situation regarding back up personnel, equipment, etc. Keeping the newly created drains uncovered as well as making certain that the access into and out of garages 101 and 104 are critical. Dick McKay suggested that these items be referenced in the next snow plowing contract, whoever the contractor may be.

Electric Bills:

Stan Sprinkle mentioned that he has not had a chance to study recent electric bills but he did note that his garage was quite warm the last time he was at Copper. Management will keep a closer eye on garage heater controls and possibly remove the control knobs so that owners/guests cannot modify the settings.

Stan also asked if our HOA had responded to the question from the Resort Chamber about naming someone to be the contact for the Anaconda HOA regarding any security issues, with the new security arrangement now in place at Copper Mountain. After brief discussion the board directed Tom to communicate that the board appointed him (Tom M.) to be the designated contact for Anaconda.

As the list for capital replacement items is developed, Stan recommended that building entry doors should be on the list for earlier vs. later replacement consideration. This has been discussed in the past but was delayed due to the expense involved.

Stan projected that with the current financial condition of the association that next year's budget can likely forego any dues increase. However, until we get closer to year end of the fiscal year (September 30) and review the 5 year plan, it is premature to make any firm recommendations.

Stan asked about several accounting clarifications, including the Resort Chamber dues (in transition this year due to the increase that became effect part way into our fiscal year), late fees and the most recent water billing with an over average charge. Tom will follow up on these items.

As a last item, Stan reminded everyone that there is an election of directors occurring on May 8, 2012 for the Copper Mountain Consolidated Metropolitan District. He urged those qualified to vote to exercise their right to do so. Absent voter ballots can be obtained by requesting one at the Metro District offices – (970) 968-2537 or e-mail to: gpatterson@cmcmdi.com the designated election official for this election.

Adjournment:

There being no further business to come before the board the meeting was adjourned at 2:10 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: April 18, 2012

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | | |
|-----|--|-------|---------|
| 1 | One type of outdoor light glass has been replaced, a second group of glass needs replacement | TM | 7/24/12 |
| 2 | Snow Blower purchase put off until fall | TM/NZ | 10/1/12 |
| 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 | 7/24/12 |
| 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. | TM/NZ | 10/1/12 |
| 5. | Execute contract with Village Company for trash removal and recycling bin. Tom will insure no cancel penalty with Waste Management. | TM | 7/24/10 |
| 6. | Tom will make sure there are no issues in getting the golf nets up by course opening in June. New boss is Sean Sundin. | TM | 6/15/12 |
| 7. | Man Hole in parking lot needs grouting job completed to prevent water infusion in ground. Coordinate with Bruce Yankee. | TM/NZ | 5/15/12 |
| 8. | 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 | 7/24/12 |
| 9. | Install no smoking sign at hot tub. | TM/NZ | 7/24/12 |
| 10. | Negotiate and execute snow clearing contract during summer months. Insure wordage to ensure garages and dry well drains are clear. | TM | 8/1/12 |

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 July 24th, 2012 at 1:00pm Mountain time by conference call.