

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JULY 24, 2012
www.anacondahoa.com

Call to order:

Dick McKay, president of the HOA, called the meeting to order at 1:05 PM per the pre-determined time and date for the meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Donna Wolford
Stan Sprinkle
Gary Schwartzkopf

Board Member Absent:

Joe Wilson

Others:

Greg Chrimes (303)
Tom Malmgren

Next Meeting Date:

The next board or director's meeting will be held at 10 AM on Friday, August 31, 2012 in unit 105 Anaconda. This is just prior to the annual meeting that will be held at noon that same day.

Voluntary Water Restrictions:

It was noted that the Copper Mountain Consolidated Metropolitan District has asked for voluntary compliance of water restrictions, whereby irrigation of outdoor areas occur every other day. The board suggested that signage in the entryways of the buildings to make owners and guests aware of this would be a good idea. Management was instructed to post notices.

Addressing action list items was the agenda followed:

Outdoor glass at light fixtures has been replaced as needed. Some back up glass for the smaller fixtures will be obtained.

The snow blower purchase will occur in the fall. No exceptional deals were found this summer.

Installation of trim boards on either side of the bench at the hot tub area will be taken care of soon.

Discussion of items on the third level common area decks will occur with the owners of said items this fall, requesting that they be removed prior to winter. This will allow snow removal to occur without obstacles.

The new trash removal arrangement with the Village Company started on July 1st. This allows for recycle bins in the dumpster area. Management was instructed to post notices in the buildings that recycling was now available at Anaconda.

It was noted that the golf nets protecting the Anaconda buildings from stray golf balls along the 8th fairway were installed prior to the course opening as requested.

The man holes at the entry to the complex have been thoroughly grouted to eliminate the water infiltration that previously existed. This was a carry-over from last summer's parking lot replacement.

The 5 year forecast of future major expenditures is still in process by Tom. He did supply the reserve replacement schedule that is in the back of the annual CPA's compilation report. The board would like to have this for future planning. As part of this discussion it was noted that comparing dues for a typical two bedroom unit at the Anaconda complex to other two bedroom units throughout the resort would

be important information for the board to have in setting dues. Tom will supply this information to the board. Gary Schwartzkopf has completed some research on doors that he will forward to everyone. A no smoking sign has been installed in the hot tub area. The snow plowing contract from Copper Mountain should be delivered to us within the next few days. (It was in fact received later in the day of the board meeting with no increase in fee from the prior year).

Other Business:

A discussion of the county imposed fees to bring all units up to date with the planning department's requirements was discussed. This came up when the owner of unit 208 obtained a building permit to enlarge the dining area of his unit, as many others have done. It was noted that the county should have required updates to the condominium map as these modifications occurred but they did not or were not made aware of the changes if completed without permits. The board instructed Tom to work with the owner of 208 and the county to bring everything up to compliance and see what the costs will be. It was recommended that those units with the modifications should split the costs involved with this process..

A brief discussion of the budget for the next fiscal year (October 1, 2012 – September 30, 2012) resulted in the board committing to reviewing the dues comparison discussed earlier. It was noted that the planned 3% annual increase most likely was still a prudent approach. Stan will provide a summary of what the increases in dues have been over the past several years to assist in this analysis.

The board discussed the resident managers' performance and expressed satisfaction with the work performed. A bonus will be awarded to the managers at the annual meeting in the form of a monetary gift of \$500.

Stan noted that there are no flowers in the Ore Car at the entry to the complex and suggested this should occur next year. He also asked that care be taken with snow and ice removal in future years to eliminate the marks that are visible in the new asphalt and stamped concrete leading to the dumpster enclosure.

Adjournment:

The meeting was adjourned at 2:25 PM.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: July 24, 2012

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	One type of outdoor light glass has been replaced. Additional replacement glass for small fixtures will be obtained.	TM	8/31/12
2	Snow Blower purchase put off until fall ... no “deals” are available at this time.	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	8/25/12
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.	Tom will make sure there are no issues in getting the golf nets taken down after the golf course has closed for the summer.	TM	10/1/10
6.	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	8/15/12
7.	Snow clearing contract negotiated with no price change contract during summer months. Should be in place soon.	TM	8/15/12

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 Friday August 31st,
2012 at 10:00pm Mountain time in unit 105.**