

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
Aug 31, 2012
www.anacondahoa.com

Call to order:

Dick McKay, president of the HOA, called the meeting to order at 10:00 AM per the pre-determined time and date for the meeting. The meeting was conducted in Anaconda 105.

Board Members Participating:

Dick McKay
Donna Wolford
Stan Sprinkle
Gary Schwartzkopf
Joe Wilson

Board Member Absent:

Next Meeting Date:

The next board or director's meeting will be held at 1PM Mountain time on Friday, Tuesday November 20, 2012 in unit 105 Anaconda.

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 has been accomplished.

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.

Tom will insure that the golf course nets come down after the golf course closes. The 5 year forecast of future major expenditures was sent by Tom to the Board. Stan Sprinkle will add his expertise to the document after tax season October 15, 2012.

The snow plowing contract from Copper has been completed and signed at no additional cost for 2012-13.

Other Business:

A discussion of the county imposed fees to bring all units up to date with the planning department's requirements was discussed. The Board agreed that the units that had completed the shove out of the dining room onto the deck would share all costs incurred equally.

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. The Board was divided, but

after discussion all agreed that the increase should be maintained going forward do to cover projects that will need money in the future. The goal is no assessments.

Temporary Adjournment:

The meeting was adjourned at 11:15 AM, to be continued immediately after the HOA meeting the same day.

Re-Call to Order:

The meeting was called back to order at 1:47PM.

BOD Officer Positions:

It was agreed that all officers would retain the same position on the 2012-2013 Executive Board as follows:

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

Next Meeting:

Our next meeting is scheduled for Tuesday December 4, 2012 at 1PM Mountain time to be held by conference call.

Adjournment:

The meeting was adjourned at 1:52 PM.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: August 31, 2012

STEPS TO BE TAKEN

ASSIGNED
TO
TARGET
DATE
ON OR
BEFORE

- | | | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|----|--|-------------|--------------------------|
| 1 | 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 | 11/1/12 |
| 2 | 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. Stan Sprinkle indicated he will add his expertise to the document after Oct 15. | TM/SS | 1/1/13 |
| 3 | Replace Emergency lights as necessary. | TM/NZ | 12/15/12 |
| 4. | Replace/repair deck on 107 as necessary. | TM/NZ | 11/15/12 |
| 5. | Bike room appears to have cleared somewhat after summer, but all bikes need to be marked with the unit responsible for them. Tom will communicate with all owners to this end. | TM | 11/15/12 |
| 6. | Check main sauna near Jacuzzi area for proper operation | TM/NZ | 11/15/12 |
| 7. | Make arrangements to paint Dark Trim next working season. | TM | 2/1/13 |

LEGEND: TM=Tom Malmgren, NZ Nick Zhervchuk, DM=Dick McKay, DW=Donna Wolford, JW=Joe Wilson, SS=Stan Sprinkle

NOTE: Next Board Meeting will be Tuesday December 4th, 2012 at 1PM Mountain time by Conference call.