

ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
December 4, 2012

Call to Order:

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

Board Members Participating:

Dick McKay  
Donna Wolford  
Joe Wilson

Board Member Absent:

Stan Sprinkle (excused absence)

Others:

Tom Malmgren

The action items from the prior board meeting held August 31, 2012 was the agenda for this meeting.

1. Removal of items from common area decks. Tom reported that all is cleared off except a round metal table and four chairs from above unit 209.
2. The reserve plan looking 5 years out will continue to be worked on. Tom reported that the CPA doing our compilation report has requested an update of the Reserve Schedule, allocating the \$160,000 in reserves as of June 30. The board instructed Tom to complete this task and send them a copy of his allocation.
3. Emergency lights that needed to be replaced: Tom needs to confirm with Nik, resident manager, but he believes all have been replaced that needed replacement.
4. Repair/replacement of 107 balcony deck boards: Tom indicated that the unit has a long term renter in it currently and the deck has quite a bit of things on it. He suggested that next spring the condition be inspected and decide if replacement is appropriate.
5. Bike room contents: Tom has taken photos of bicycles in the bike storage room but has not sent a communication to the owners to label/identify each bike. He will update the photos and distribute this to the membership requesting each bike be labeled.
6. The breaker for the main sauna has been replaced. This should eliminate the prior problem of the breaker tripping periodically.
7. Bids to paint the dark trim next summer have not been obtained yet. The board instructed Tom to seek bids over the next several months.
8. The new owner of unit 103 sent a brief e-mail outlining a desire to create a 'patio' off the balcony area of their unit (in the common area grass area). While no specific detail of exactly what was desired, the board unanimously voiced opposition to any permanent 'patio' improvements on this general common area. Concerns about responsibility and maintenance were expressed as primary reasons; however, allowing this at one location could lead to multiple requests that the board felt would not be appropriate.

Tom reported that Nik, resident manager, had made him aware of a roof leak in unit 208. Bill Steele of Roofing Services is here today working on this problem.

Tom provided a brief report on the Resort Association annual meeting that was held last Saturday afternoon. He outlined that a quorum was not represented and thus no business was able to be conducted. A proposal to lower the representation for a quorum from 50% to 20% was presented at the meeting. The Anaconda board expressed concern of going to 20% and suggested that a more appropriate time for this meeting would be over Labor Day. Tom stated that he would pass these comments on.

A brief update on the re-platting of the HOA condo map was given to the board by Tom. Each owner who has a unit where the dining room wall was moved outward onto the balcony needs to sign an authorization to participate in this process. Only owners whose walls have been modified are required to so authorize. Tom is working with all impacted owners to gather signatures. These owners will split the expense involved.

Vacant Board Position:

Since Gary Schwartzkopf, former board member, sold their unit the board now consists of four members. The board decided after discussion to keep the board at four members until the next annual meeting.

Next Meeting:

The board set February 12, 2013 at 1 PM as the next date and time for their next board meeting.

Adjournment:

There being no further business the meeting was adjourned at 1:35 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: December 4th, 2012

**STEPS TO BE TAKEN**

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Remove summer items that are stored on common area decks so snow removal is not affected. Only items remaining to be moved are chairs on 209	TM/NZ	12/15/12
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. Preliminary list created, Stan will look at what Tom produces	TM/SS	2/12/13
3	Replace Emergency lights as necessary.	TM/NZ	12/15/12
4.	Replace/repair deck on 107 as necessary.	TM/NZ	6/15/13
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 and include pictures to this end.	TM	1/15/13
6	Make arrangements to paint Dark Trim next working season.	TM	4/1/13
7.	Check leak in 208 .... Bill Steel will check out	TM	12/15/12

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 February 12th, 2012 at 1PM Mountain time by Conference call.**