

ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
FEBRUARY 26, 2013

Call to order:

The meeting was called to order by Vice President, Stan Sprinkle, at 1:10 PM. The meeting was conducted by telephone conference call.

Board Members Participating:

Stan Sprinkle
Donna Wolford
Joe Wilson

Board Member Absent:

Dick McKay

Others:

Tom Malmgren

Next Meeting Date:

The board set May 14, 2013 at 1 PM as the next meeting date and time.

The Action Plan served as the meeting agenda.

1. Removal of items stored on common area decks to facilitate snow removal. Tom reported that most everything was removed and Nik has worked around those items still in place.
2. The 5 year plan of future expenditures has not progressed. The board set May 7, 2013 as the target date to have this to the board for review. Tom and board members will work together on this item.
3. Emergency lights have been replaced by Nik.
4. The necessity of replacing/repairing the deck surface of unit 107 will remain on the Action Plan for summer completion. (by 6/15/13).
5. Tom has not completed the directive to take photos of the bike room and circulate a communication to the ownership that old bikes need to be removed and bikes remaining in the bike room need to be labeled, indicating owner's name and unit number. Photos and such communication will be completed no later than April 1.
As a secondary item regarding the bike room, the board instructed Tom to draft a Bike Room Policy and submit it to the board for review. This will be fine-tuned and adopted for all of the membership to follow. The board will adopt a final version of this policy at or by the next board meeting.
6. Dark trim painting bids have not been obtained but will be by 4/1/13 ideally.
7. The leak in unit 208 has been resolved. However, a roof leak in unit 209 is being worked on.
8. Storage closets rented to owners: It was noted that two leases were in place for storage closets in building number 2. Tom needs to review these leases to communicate to the board what term was originally agreed to. Board members felt that rental rates need to be reviewed before renewal of any storage room lease occurs. Tom or Nik will show board members the storage closets that have been leased. This will be a future Action Plan item at the next meeting.
9. General Subdivision Exemption Plat to replat Anaconda Condominiums: Tom updated the board that the planning department sent out a letter stating that every owner involved with this replat would have to sign the plat, unless the ByLaws specifically grant the HOA signatory powers. Tom reported that he has not investigated the ByLaws, but will do so soon. It may be easier to

amend the Bylaws than getting all 16 owners involved with the replat to sign it. This is being done to document the dining room walls being moved out to enclose part of the unit balconies.

10. Pet Policy posted on the website: Tom reported that he needed to have the board adopt a new/revised pet policy, since the one currently out on the website was incorrect. He submitted a revised policy which the board adopted. This complies with the membership's directive regarding pets in units at the Anaconda complex.
11. Tom reported that the Resort Chamber Board is entertaining adopting a 'leash law' that would be applicable for all of the public areas of the resort. He asked the Anaconda board for any input they may have .
12. Bridge structure hit by Mattress King delivery truck. Tom reported this incident to the board the day it occurred. He was unsuccessful in getting a structural engineer to inspect the bridge, but had a contractor look at it to proceed with a bid to replace three large wooden members. Also, the gate motor had to be replaced which was a result of this incident. Tom is awaiting the contractor's bid before going back to Mattress King with a bill for damage done.
13. Insurance Renewal: Tom reported that the current carrier, QBE Insurance recently sent us a renewal notice indicating a 10% increase in premium, but agreeing to a 3 year renewal. He has been advised that beginning in April they will no longer do three year extensions. Neil Garing Insurance is working on 'other carrier bids' but the board expressed staying with the existing carrier had some advantages, depending upon how competitive other bids may be. Tom will monitor this and keep the board updated. Other buildings that Carbonate manages are also seeing similar premium increases but those are all one year policies.
14. Donna noted that the parking space adjacent to the entrance of building 2 sometimes creates challenges getting to the dumpster with trash. Tom will work with Nik to try and widen that parking space and have people park to not block the walk access.

Adjournment:

There being no further business the meeting was adjourned at 1:55 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Stan Sprinkle, Vice President

ANACONDA ACTION PLAN – Board Meeting

Prepared by Tom Malmgren

Date: February 26, 2013

STEPS TO BE TAKEN

	ASSIGNED TO	TARGET DATE ON OR BEFORE
Five Year projection of capital expenditures. Tom and Board to continue development of our own Reserve Plan.	TM/SS/DM JW/DW	5/7/13
Replace/repair deck on 107 as necessary.	TM/NZ	6/15/13
Bike Room – Photos to owners and request to identify all bikes in room by unit number and owner name	TM	4/1/13
Draft Bike Room Policy for board review and future adoption	TM	5/7/13
Obtain bids for painting of dark trim on complex next summer	TM	4/1/13
Check leak/resolve – unit 209 – Bill Steel will check out	TM/NZ	3/1/13
Investigate Storage Locker/Closet leases – Get up to date Board to review lease rates	TM	5/7/13
Replat of Condo Map with Summit County – Investigate if Bylaws allow HOA to be signatory for owners on this	TM/SS	5/7/13
Insurance renewal – communicate any different quotes to board	TM	3/10/13
Bridge Repair: Mattress King Truck Accident – follow up with bids from contractor and get full cost of damage to company	TM	5/7/13
Request to install wooden floors in unit 210 – Above garage	TM/DM/SS DW/JW	5/14/13

Legend: TM=Tom Malmgren, NZ=NickZherevchuk, DM= Dick McKay
DW=Donna Wolford, JW=Joe Wilson, SS=Stan Sprinkle

NOTE: Next Board Meeting will be Tuesday, May 14, 2013 at 1 PM Mountain Time - To be by conference call.