

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MAY 14, 2013**

Call to order:

The meeting was called to order by president, Dick McKay, at 1:10 PM per the predetermined time and date set for the meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Joe Wilson
Donna Wolford
Stan Sprinkle

Others:

Tom Malmgren

Minutes of prior meeting:

The minutes of the February 26, 2013 board meeting were approved as written and distributed.

Next Meeting:

The board set the next meeting of the board of directors for August 30, 2013 at 10:30 AM. Location of that meeting will be unit 105 ANACONDA. This meeting will occur just prior to the annual meeting of the membership on that same day.

The Action Plan from the last meeting served as the balance of the agenda:

Five Year Plan:

The board requested Tom to resend the prior e-mail with the component list he previously put together. The board will work on this and have something put together by the annual meeting. The board also requested a copy of the 'brief' reserve list submitted to the CPA to accompany the compilation report. Tom will draft a Reserve Policy Statement for the board to review and adopt as edited. Joe asked if any major projects needed to be considered for this coming year? Tom responded that the entry doors have been a subject of recent board discussion for replacement. The possibility of replacing weather stripping to prolong the life of existing doors will be investigated. It was noted that the weather stripping at the bottom of the garage doors should be addressed as well.

The deck of unit 107 will be looked at and most likely painting and some board replacement may be necessary. The entire deck does not need replacement.

Results of the bike room survey show almost all bicycles in this room to now be identified. A few still remain without being identified. Tom will work on this and owners will be notified that any bikes remaining without identification will be removed from the bike room, stored for a short time and if not claimed they will be disposed of.

Tom submitted a Bike Policy to the board for consideration after the prior meeting. With minor editing this was adopted by the board at today's meeting. Motion by Stan Sprinkle, second by Donna Wolford and passed unanimously.

Tom provided a bid from Todd Francisco Painting to address the dark trim. The board asked for additional bids. It was also suggested that Nik might be interested in submitting a bid for this work that

is accessible without ladder/lift truck. Tom will see if he is interested in bidding and performing this part and having a painting contractor bid the high work.

Roof leaks have been mostly resolved. Tom reported that Bill Steele from Roofing Services would be up to Copper on Wednesday to track down the source of a leak at unit 209. The board asked Tom to have Bill look at all of our roofs and report what areas he suggests need to be replaced in the near term.

Tom reported that he has not followed through with the closet rental topic raised at the prior meeting. He needs to locate the original lease agreements and communicate with the owners involved.

The condo map re-plat needs an attorney to guide us as to who is authorized to sign off on the new plat. The board authorized Tom to seek the answer from Mark Richmond's office (Frisco law firm) and to get this ready to be filed once all real estate taxes for the units involved are paid.

Insurance renewal was completed and the policy is a three year arrangement. It was mentioned that we should engage an insurance expert to look at coverage's, etc. prior to the expiration of our existing policy.

Tom reported that he has not submitted a final bill to Mattress King for the damage resulting from their delivery truck getting wedged under the entry bridge, between building 1 and 2 (at the gate). Stan expressed concern that there is more damage than has been identified. Tom was instructed to take photos, circulate them to the board and await determination as to more repairs being necessary or not.

The excessive water bill in April prompted investigation leading to the discovery of a pretty serious leak at the valve stem of the water shut off in the crawl space of building 3. Temporary repairs have been made and a bid to replace the valve was approved by the board.

The gas and electric line item in the budget is again in excess of budgeted amount. Tom has asked Xcel Energy for a 24 month history.

Stan reported that Nik had discovered a beeping detector in his unit number 207. Upon investigation it was determined that the breaker at the electric meter had tripped for some reason and there was no power at all going to the unit. The board discussed this and it was noted that a similar circumstance had occurred at unit 105 last fall. The board authorized Tom to hire an electrician to check these units and spot check several others to see if we had a trend of what the cause may be. This will be carried out as soon as possible.

The board asked Tom to check with Bruce from A-Peak to see if he recommended seal coating the parking lot or not. This was done and the answer from Bruce was that it was premature to seal coat this asphalt yet.

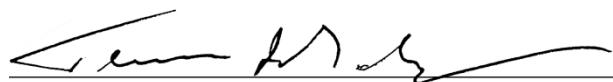
It was noted that a trailer that had snowmobiles and probably will soon have dirt bikes is parked in the Anaconda lot. Parking rules and regulations prohibit this. Tom was instructed to communicate with the offending owner and get the trailer moved.

Adjournment:

There being no further business the meeting was adjourned at 2:35 PM.

Respectfully submitted,

Accepted,



Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: May 14, 2013

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Develop five year projection of Capitol Expenditures. Tom and Board continue to develop Reserve Plan prior to annual meeting to meet CCIOA requirements an insure reserves are in alignment with dues collected.	TM/SS/DM/ JW/DW	8/1/13
2	Develop Anaconda Reserve Plan Resolution per CCIOA and post on Web Site.	TM/SS/DM/ JW/DW	8/1/13
3	Repair/Stain/Replace 107 Deck as necessary.	TM/NZ	6/15/13
4.	Publish Bicycle Storage Room Policy as passed by the Board this date.	TM	5/30/13
5.	Some unmarked bikes remain in Bike room. Tom will take and send pictures of unidentified bikes to all owners with a copy of bicycle storage room policy. Those bikes unidentified by cut off date will be removed from the bike room, secured and stored for resolution.	TM	5/30/13
6	Make arrangements/get bids to paint Dark Trim this summer. Also get bids for main door replacements and garage door weather stripping repair.	TM	6/15/13
7.	Check leak in 209 ...check out all flat roofs for need of repair & advise Board.	TM	6/15/13
8.	Bring closet rental agreements up to date and insure leases paid.	TM	6/15/13
9.	Determine cost and/or need for resealing of parking lot this summer working season and communicate with Board.	TM	6/15/13
10.	Check on alignment of entry bridge, and communicate with mattress truck owner as to engineer, gate repair, and plate installation charges and set up necessary repair and billing.	TM/SS/DW	7/1/13
11.	Communicate with Mark Richmond regarding who can sign Replat documents so the Board can initiate the replat for the HOA.	TM	7/1/13
12.	Have electrician check aluminum conductors and main circuit breakers both in the unit and the outside meter cabinet for 105 and 207 in building 3, and 1 unit each in each of the other buildings. If safety issue found in ANY inspection, inspect ALL other Anaconda units and repair as necessary.	TM	7/1/13

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 Friday, August 30th, 2013 at Anaconda 105.