

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
August 31, 2013**

Call to order:

The meeting was called to order by president, Dick McKay, at 10 am per the predetermined time and date set for the meeting. The meeting was conducted in unit 105.

Board Members Participating:

Dick McKay
Joe Wilson
Donna Wolford
Stan Sprinkle

Minutes of prior meeting:

The minutes of the May 14, 2013 board meeting were approved as written and distributed.

Next Meeting:

The board set the next meeting of the board of directors for Tuesday October 8, 2013 at 1PM per conference call.

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

The five-year plan was inspected at great length. It was observed that all amounts were educated estimates based on group experience and past expenditures. The Board will suggest amounts to be added to categories that have no numbers attached as well as suggest a time period for completion. A lengthy discussion of the proposed budget, five-year plan, necessary reserves, and required dues was undertaken. The Board observed that the replacement numbers were still very imprecise, and many categories lacked numbers and estimated projections on when the work would be required. The Board decided after lengthy discussion that a good target for reserves would be \$200,000 as previously determined. Stan gave a complete analysis on the effects of the five year plan as it exists on the depletion of reserves, including the 3% per annum increase in dues. Given the numbers and the expenditures contemplated the reserves would steadily decrease through the years. After much discussion the Board agreed to continue the 3% annual dues increase and re-evaluate this policy as we get a bigger picture of the expenditures required, especially within the upcoming 5 year period.

The Board noted that the Reserve Plan Resolution had not been posted to the web site, and requested Tom to check status.

Results of the bike room survey show almost all bicycles in this room are 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. The Bike room policy should be posted to the web site.

Nik is currently painting the lower level trim on the complex. Tom will have a painting contractor bid the high work after it is determined how much completion work is needed so this work can be finished before the snow falls.

Roof leaks in 208, 209 and 211 have been resolved. The Board approved the completion of the three decks that we had bids for over the laundry room and the two smaller decks above, to be completed in September by Bill Steel.

The Board settled on \$360 per annum as the rental for the common area closets. Tom needs to locate the original lease agreements and communicate with the owners involved to recover unpaid rent at old rates, and advise them of rental rates going forward.

The Board approved the installation of the reinforcement metal plate to the entry overpass at a cost of \$750, and the mattress company that caused the damage will be billed for that and the monies spent for the repair of the gate.

The Board approved the expenditure for Mark Richmond's office to determine what loan companies need request letters approving the replat of Anaconda based on the extension of 16 decks. Mark's office will send those letters as needed.

The aluminum conductors and main circuit breakers in the cabinet outside 105 and 207 were inspected for problems and none were found.

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. The repair was bid, the estimate approved and the valve was replaced.

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.

A bat problem has surfaced in building 4 under the common area deck facing the parking lot The Board requested that Tom investigate and address the problem as necessary.

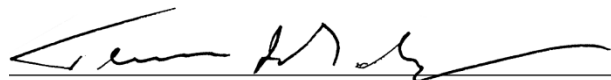
The roof above unit 104 grows huge icicles with the danger that when they fall they can break the large picture window in 104. Tom is requested to investigate this during the winter to see if a heated gutter system is advised to mitigate this problem.

Adjournment:

There being no further business the meeting was adjourned at 11:45 AM.

Respectfully submitted,

Accepted,



Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: August 30, 2013

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Continue to prepare five-year projection of Capitol Expenditures. Tom and Board continue to develop Reserve Plan to meet CCIOA requirements and insure reserves are in alignment with dues collected.	TM/SS/DM/ JW/DW	10/8/13
2	Develop Anaconda Reserve Plan Resolution per CCIOA and post on Web Site.	TM/SS/DM/ JW/DW	10/8/13
3	Investigate new colony of bats in building 4 ... appear to be under deck area.	TM/NZ	10/8/13
4.	Publish Bicycle Storage Room Policy as passed by the Board this date.	TM	8/15/13
5.	Investigate necessity of gutter and heat tape over unit 104. Concern is that falling very large icicles will break picture window below.	TM/NZ	10/8/13
6	Finish Painting dark trim this summer. Nik is currently doing first level, and bids from David Fran of Outdoor Armor and others to complete the higher levels. Also get bids for main door replacements and garage door weather stripping repair.	TM/NZ	10/8/13
7.	Continue with Mark Richmond's office to ensure letters are sent to lenders regarding permission to replat units that have extended balconies.	TM	10/8/13
8.	Bring closet rental agreements up to date and insure leases paid at the new rate of \$360 per year.	TM	10/8/13
9.	Complete \$750 plate repair reinforcement to entry bridge and bill this amount along with gate repair amount to mattress company whose truck caused the damage.	TM	10/8/13

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, October 8th by conference call at 1PM Mountain time.