

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
July 29, 2014
www.AnacondaHOA.com**

Call to order:

The meeting was called to order by president, Dick McKay, at 1:05 PM, per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Donna Wolford
Joe Wilson
Stan Sprinkle

Others:

Tom Malmgren

Date of Next Meeting:

The board selected August 28, 2014 at 8 PM as time and date for the next board meeting. This meeting will be held in unit 208 Anaconda and will primarily be a short meeting, to prepare for the annual homeowner's meeting the next day.

Joe Wilson announced that he must leave at 2:15 PM. It was stated that we should be able to conclude items to be discussed by that time.

The agenda began with an update of Action Plan items:

The capital reserve plan is pretty well in place and will be updated as we obtain final costs on projects underway. A brief outline of the capital reserve plan will be presented to the membership at the annual meeting. This will simply update the membership on what has been accomplished.

It was noted that the re-plat is complete.

Tom updated the board on the storage closets. He was awaiting payment on one of the closets (this was made just after the meeting). The large closet in building number one that the owner of 301 wishes to rent will begin on September 1st. The cost of that closet will be \$720 per year. The board instructed Tom to pro-rate the rental amount for the balance of this year and bill all closet/storage rental owners for the full year starting January 1st.

An amended Collections Policy was distributed to the board for review. This amended version should comply with all requirements that the Colorado Common Interest Ownership Act (CCIOA) requires. The board adopted this policy to be effective August 1, 2014. Tom will get this posted on the HOA website, replacing the prior Collections Policy.

Tom updated the board on the status of roof replacements. Bill Steele of Roofing Services has completed installation of the roof areas over 302 bedroom, 204 bedroom and over the office/laundry room area. Walking pavers to be installed over the roofing membrane are not yet completed.

The board discussed the concrete surrounding the hot tub and determined that the best course of action would be to leave it alone for now. Some of the paint that was applied last summer by the resident manager is wearing off; however, the board does not feel it is justified to pay to remove all of the paint at this time.

Regarding an updated smoking policy, Tom distributed a memo from Peter Siegel, executive director of the Resort Chamber. Peter presented this memo at the Metro District board of director's meeting in late July and intends to update it prior to Labor Day. The Anaconda board will delay action pending receipt of Peter's updated information.

The stand pipe replacement contract has been signed. Dan Kyle of Mountain States Fire Protection, Inc. has visited the site several times and has the approval process moving forward. It is hoped that this work will be completed by Labor Day weekend.

Tom confirmed what Donna reported last meeting that the parking lot has been inspected by Bruce Yankee of A-Peak Asphalt and he recommends we not do a seal coat of the asphalt this year. The marks created by snow removal last winter are not that unusual; however, efforts will continue to limit any ice removal that causes damage to the surface.

Tom submitted to the board for their review the International Fire Code and local Summit County and Copper Mountain Fire Department amendment regarding BBQ Grills on decks. The board will mention this to the membership again, at the annual meeting. The policy approved allows propane tank (limited size to 20 lb tanks) fuel grills but prohibits conventional BBQ briquette type grills.

Joe Wilson had other commitments and left the meeting at 2:15 PM.

Other Discussion:

Tom stated that he received notification from CAU, the insurance carrier for both Anaconda HOA and Peregrine HOA, that the Peregrine policy would not be renewed due to the loss history. Since only one claim had been submitted and it was about double the deductible, this was a very strange communication. The Anaconda board appreciated knowing about the Peregrine situation and asked Tom to find out more details and monitor this closely. (shortly after the meeting Tom received confirmation from Neil Garing Insurance Agency that CAU had rescinded their notification letter).

Donna stated that she observed a young child in a diaper in the hot tub. While some 'bathing' diapers are available, the board agreed with Donna that a younger child in the hot tub was not a good idea. Common sense should dictate this, but monitoring of this activity should be continued and suggested to cease.

Donna also mentioned that a long term tenant had some bicycles stolen from the balcony of their ground level deck. While not locked, Donna suggested that the board entertain installation of some video cameras. After discussion the board asked Donna to provide cost estimates for cameras for future consideration.

The board discussed the proposed Carlisle Walk Treads that have been suggested to be installed over the new roof membrane (above office area - laundry - sauna & bathrooms). This product is superior to the cover that was quoted in the original roof bid. The added cost is \$9,382. Stan Sprinkle moved that the Association authorize this additional amount for installation of the Carlisle walk treads over this roof / deck area. Motion was seconded by Donna Wolford and passed unanimously by the board members present.

Stan Sprinkle inquired when all of the siding damage would be corrected and was critical of the nail heads that were exposed where siding has already been repaired. Tom stated that Sunrise Construction, who performed the work, is a certified Hardi Board installer and the owner of the company assured Tom that the work was performed in accordance with Hardi guidelines. Tom will discuss this matter with Sunrise. In response to when the balance of the damaged siding will be replaced, Tom asked the board what they would think of installing a planter box (beneath the windows of building number 1) as is existing at building number 3. After discussion, all in attendance felt that this would be an excellent long-term solution to protect the wall of this location. The board authorized Tom to try and get this done by Labor Day weekend.

It was noted that a fence railing at the split rail fence separating Anaconda from the golf course was broken. Tom reported that he purchased a replacement at the Silverthorne Lowe's store only to find what they sell (8 foot lengths) was too short for replacement of the 10 foot rail required. He has searched all of Summit County and is unable to find a local

supplier that sells the 10 foot rails. He is coordinating with his brother to purchase the correct length the next time he comes up from Longmont. Tom noted that he needs a couple of these same rails for the fence along Wheeler House's boundary.

A discussion of the entry doors of the complex ended with the board supporting replacement of the ground level entry door on the north end of building number 1. This door is in bad condition and the additional hinges that have been installed are not adequate to fix this door. The other doors will be worked on by Nick to see if new weather stripping, sweeps and closers can be installed to prolong the life of these doors. Stan Sprinkle mentioned that the closer for the door from the ground floor hallway into the garages of building 3 needs to be worked on to properly close that door. Management will submit door style and cost to the board prior to proceeding with the replacement of the door on building number 1.

It was noted that the weather stripping on the bottom of the garage doors needs attention. Since these are original doors the weather stripping is 40 years old and replace may be the best action.

The final topic the board spent a considerable amount of time discussing was a request from the owners of unit 201 to be allowed to install a storage unit in the garage assigned to them, as was done in the garage of unit 104 several years ago. The board asked Tom to submit photos to them of typical garage spaces and was a bit shocked to observe that the garage rules and regulations have been violated by several owners throughout the project. Much follow up will be required prior to the board being able to respond. In looking back at prior board authorization for storage units a standard was set when the unit was built in the garage of unit 104. The board urged the relocation of the storage unit for unit 105 to be relocated into the respective garage space. The board will look at all existing storage in garages and determine what they feel is appropriate. A couple of freezers were found to exist in garages and the board definitely felt that this was inappropriate and the use of common electric to power the freezers definitely a clear violation. The board will look at the garages prior to the next board meeting and be prepared to express to the membership at the annual meeting their findings.

In viewing the rules that exist for garages, they definitely state that garages are for vehicle parking only unless the board grants authorization for standard storage units to be installed.

Adjournment:

There being no further business the meeting was adjourned at 3:20 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: July 29, 2014

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Continue to prepare five-year projection of Capitol Expenditures and future reserve plan. BOD will review & approve plan at next meeting.	Board	8/28/14
2	Bring closet rental agreements up to date at rate of \$360/yr. Double sized unit across from 301 will be rented at \$720/ yr beginning Sept 1, 2014. One renter has not paid for 2014. Rental fees will be part of 1 st of year's dues statement. New rentals will be prorated so rent is due Jan 1 or each year. Tom will send copy of rental lease for BOD review	TM	8/15/14
3	Board approved Collection policy, which will be added to HOA site and HOA Operations Manual.	TM	8/15/14
4.	Tom will insure Bill Steele roof work already in progress is on schedule for completion prior to August 15 th .	TM	8/15/14
5.	BOD will await Peter Siegel's completion of a smoking policy for review as possible model for Anaconda smoking policy.	TM/Board	8/28/14
6	Dan Kyle will install fire standpipes as required by Copper Fire ASAP.	TM	8/25/14
7.	BBQ International Fire Code as revised by Summit County and Copper Mountain Fire restrict open flame (Charcoal & Wood) BBQs from being closer than 10 feet to the building. However Gas grills with 20 pound LPG tank (standard size) or electric grills can be operated on decks. Tom will generate a policy for BOD review.	T/M	8/15/14
8.	Board approved Nick repairing all ground floor doors, as well as installing one new ground floor door on north end of Building one as a possible model for future door retrofits. That particular door is shot.	TM	8/25/14
9.	Board will review available security systems and decide if installation of any available option is worthwhile as theft problems are on the rise.	Board	8/28/14
10.	Board approved installation of a planter box on building 1 similar to box installed on Building 3 to prevent cars hitting siding, & to improve looks of complex. Tom will send drawings of contemplated installation	TM	7/15/14
11.	Board will decide Homeowner's weekend on installation of storage closet in garage for unit 201. Board will also review contents of garages and see if what is there is in line with Board policy.	Board	8/28/14

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

Next Board Meeting will be Thursday, August 28, in unit 209 immediately following the Metro District BBQ (approx 8PM)