

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
DECEMBER 29, 2014**

Call to order:

The meeting was called to order by president, Dick McKay, at 4:35 PM per the notice sent to all board members in advance of the meeting. The meeting was held in the office of Carbonate Real Estate and Property Management, Copper Mountain, CO. One board member called in.

Board Participants:

Dick McKay
Joe Wilson
Robert Kay
Joy Reinke
Stan Sprinkle (by telephone)

Others:

Tom Malmgren
Melissa Santa Cruz (201)
Alex Santa Cruz (201)

The prior meeting minutes (August 28, 2014) were approved as written and distributed.

The Action Plan from the prior meeting (August 28, 2014) served as the agenda.

Postings to website:

Tom reported that the Capital Reserve Plan needs some minor modifications to reflect actual expenditures and once changed he will get it posted on the website. Other postings will be the approved Collections Policy and a copy of the closet lease.

Smoking Policy Modification:

At the prior meeting the board stated they would review the proposed 'smoking policy' that Peter Siegel from the Resort Chamber was going to produce. This has not been received yet. The board will monitor suggested wording prior to adopting a final change to the existing policy.

Stand Pipe Completion:

Tom reported that the stand pipe installation has been completed. He recapped that the initial installation at building 3 had been improperly installed and had to be changed. Some additional drywall repairs were required and carpet repairs are still needing to be completed.

Policy Modification for BBQ Grills:

Tom committed to make suggested changes to the BBQ Grill policy. This has not been accomplished.

Door Repairs:

The ground floor entry door on the north end of building 1 was rebuilt by Dave Wade, contractor. All who have viewed this work complimented the final product, except for weather stripping requirements to eliminate air infiltration. All other doors are working better after Dallas Joss, current resident manager, tightened hinge screws

and sprayed plungers with WD-40. Dick McKay suggested that after the winter is over that the Association hire Dave Wade to analyze all doors and make recommendations. The board tabled this idea until a later board meeting.

Planter Box Installation at Building #1:

The suggested installation of a planter box at Building #1 to help protect the siding from vehicles was tabled awaiting further investigation and discussion. Tom was asked to contact Neils Lunceford Landscaping regarding their opinion of what would grow at this location. Several board members expressed objection to this idea. The area will be monitored throughout the winter and discussed again for possible modifications.

Garage Policies:

Since garage usage is not following current policy and many of the board members feel medication to the existing policy is required, Tom will circulate existing policy to all board members and seek changes. Appliance placement (freezers) in garage areas will be charged for electricity used from common source. It was suggested that a \$180 to \$200 annual fee be assessed.

Carpet repairs:

Since carpet to match the third level will be required for repairs, Stan Sprinkle suggested removal of the frayed carpeting on the landing in building 4, to be replaced with a full piece of the carpeting matching level one and two. This will solve two problems at once and a great idea.

Emergency Lighting:

As a result of the power outage earlier this afternoon the board questioned operation of emergency lighting. It was noted that the batteries in the emergency lights are expected to last for about 90 minutes at full strength. The board asked Tom to put into place a periodic replacement of these batteries to have all working correctly.

Television Dishes for Extended Service:

It was noted that if the dishes that have been installed by Resort Internet require maintenance that the owners need to contact Resort Internet, not the resident manager. Resort Internet reportedly is placing a heater on the second dish to help with snow buildup issues.

Snow Removal:

Joy Reinke inquired if there was any concern of snow build-up on the deck over the laundry room? Tom responded that he is working on finding snow removal personnel to address these decks.

Next Meeting:

The next meeting was scheduled for March 6, 2015 at 3 PM Mountain Time.

Adjournment:

There being no further business the meeting was adjourned at 6 PM.

Respectfully submitted,

Thomas J. Malmgren, Managing Agent

Accepted,

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: December 29, 2014

STEPS TO BE TAKEN

ASSIGNED TO TARGET DATE ON OR BEFORE

- 1 Tom and Stan will update the Capitol Expenditures and future Reserve Analysis for actual stand pipe expenditures and Tom will place the revised Analysis on the web site on web site. Also place approved Collection policy and closet lease agreement on the web site. TM 2/15/2015
- 2 BOD will await Peter Siegel's and/or other HOAs completion of a smoking policy for review as possible model for Anaconda smoking policy. TM 3/6/2015
- 3 Door inspection reveals that the exterior doors are operating very well. Weather stripping will be repaired on door at North end of building one, and all other weather stripping will be inspected and repaired as necessary. Door repair/refurbishment/repair will be addressed at our next meeting after further analysis. TM/DJ 3/1/2015
4. Board will continue investigating the possibility of a planter box outside building 1 to match that of building 3, to prevent damage to building siding from snow removal and/or cars. Tom will check with Neils Lunceford to determine if any plant material will do well in that location. TM 3/6/2014
5. Board will continue to review contents of garages and revise Association policy to reflect current status and Board goals. The Board will evaluate what yearly charges for electrical usage will be made for owner appliances in garages. Revisions will be submitted by Board and ideas discussed at next meeting. TM/BOD 3/6/2015
- 6 Repair frayed or ripped carpet on landing between floors 2 and 3 in building 4. Do this in conjunction with repair of carpet on 3rd floor stand pipe repair. TM 3/6/2015
7. Evaluate status of building emergency exit light batteries to come up with a full replacement plan on a two or three year basis. TM 3/6/2015
8. 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. TM 3/1/2015

LEGEND: TM=Tom Malmgren, DJ Dallas Joss, DM=Dick McKay,
JR=Joy Reinke, JW=Joe Wilson, SS=Stan Sprinkle, RK= Rob Kay

**Next Board Meeting will be Friday, March 6th by
conference call at 3PM Mtn.**