

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 28, 2014**

Call to order:

Dick McKay, president, called the meeting to order at 8:00 PM. The meeting was held in unit 209 Anaconda, per the predetermined time, date and location.

Board Members Present:

Dick McKay
Stan Sprinkle
Joe Wilson
Donna Wolford

Others Present:

Tom Malmgren

The board utilized the prior action plan as the agenda for this meeting.

Capital Reserve Analysis:

The board discussed the capital reserve analysis that was initially worked on by Dick, Stan and Tom. Much discussion about concepts, implementation and updating occurred.

Tom presented the corrected and approved Collections Policy that will be posted on the web site. He also submitted to the board a blank version of the closet lease that has been used.

The board reviewed the memo sent to all association board members from Peter Siegel of the Resort Chamber. The Anaconda board asked Tom to work on a draft 'no smoking' policy for Anaconda that the board will review and implement when they feel an appropriate version is available.

Tom advised that Dan Kyle of Mountain States Fire Protection has applied for the required permits and is planning installation of the stand pipe system soon.

The board reviewed the International Fire Code section referring to BBQ Grills and the amendment that loosens this code requirement. The board acknowledged that grills with 20 pound or less propane tanks are acceptable. Also electric grills are acceptable. The board asked Tom to draft a revised BBQ Grill policy for review.

The board discussed Nick's commitment to repair existing ground floor entry doors and acknowledged that the door on the north end of building one needs to be replaced. Approvals of the selected door will be presented to the board for their review and OK. Tom and Joy committed to seek information on options.

In discussion of a planter box at the wall along the windows of building number one (similar to the planter box installed at building number 3) Tom reported some challenges obtaining bids. The board asked for a drawing of the proposed wall and bids, with the desire to have this accomplished prior to the snow falls.

The board reviewed a letter from the owners of unit 201 regarding enforcement of rules regarding garage usage. The board conducted an inspection of several garage areas to verify that stronger enforcement of existing rules needs to be accomplished. The board noted the existence of

several freezers that were plugged in to common power. The board will investigate the power requirements of such appliances and owners utilizing common power will be assessed for the estimated cost. It was noted that the prior request by the owner of unit 201 to install a storage unit in their garage had been fulfilled in another way and thus the board was not requested to act on the previous request.

It was noted that there is a frayed carpet on the landing between level two and three of building number 4 that needs attention.

The board set December 28, 2014 at 4 PM as the date and time for the next meeting. The meeting will be held at the office of Carbonate Property Management. Those unable to attend in person will be able to call in and participate by conference call.

There being no further business the meeting was adjourned at 11:10 PM.

Respectfully submitted,

Accepted,



Thomas J. Malmgren, Managing Agent

Dick McKay, President