

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

Call to order:

Dick McKay, president, called the meeting to order at 3:09 PM per the notice distributed to all board members. The original date was changed to accommodate schedules.

Board Members Participating:

Dick McKay
Joe Wilson
Stan Sprinkle

Others:

Tom Malmgren

Board Member Absent:

Donna Wolford

The board used the prior meeting's Action Plan as the agenda for this meeting.

The five year projection of Capital Expenditures was discussed. Tom and Stan will work on this and submit their finished product to the board.

Tom presented a 'Reserve Plan Policy' statement for the board to consider. With the minor addition of wording (add - where possible) the board endorsed this policy statement. Tom will finalize the wording and submit the final version to the board via e-mail.

Dick stated that the website needs some work to add all Action Plans from past meetings to the minutes. He has asked Tom to get Kyle to accomplish this task as soon as possible.

Tom reported that the re-plat work was complete. Recording of the amended condominium map has been accomplished and he needs to obtain the final bills so that all owners involved can be invoiced for their respective share of the expenses.

Tom reported that the common area closets that have been rented in building two have been renewed by current owners renting them. One has paid, with the other being invoiced. The closet in building one has been cleaned out and Tom is in the process of obtaining bids to divide this space into two storage closets. (This involves a partition wall and installation of a second entry door to/from hallway).

The bridge repair has been completed. Mattress King has been billed with telephone confirmation that the bill was received and payment is in process.

Tom noted that he needs to work on the Collections Policy to comply with newly passed CIOA requirements. Hopefully he will get this completed soon and distribute it to the board for review and comment.

Tom reported that a leak in unit 204 bedroom was taken care of in early December. This is one of the roofs that the board had approved to replace last fall. However, the roofing contractor was not able to schedule replacement prior to winter snows arriving.

The board asked Tom to confirm with Roofing Services that this will be done in the spring/early summer of 2014. They asked that the price be verified as being the same.

Tom updated the board that Nik was proceeding with snow removal from both common areas and private decks. With the amount of snow that we have had this year he wanted to obtain the board's Authorization to pay Nik for the extra hours involved with snow removal vs. bringing in a company to perform this work. The board endorsed this action.

Joe Wilson asked Tom to follow up on an ice formation off the balcony of their deck, observed by his wife. Also, he inquired about a drywall repair that has not been finished (taped and painted) on the first level, adjacent to unit 107.

Date of Next Meeting:

The board set Tuesday, April 29, 2014 as the next meeting date. A 1 PM conference call will be set up to accommodate this meeting.

Adjournment:

There being no further business, the meeting was adjourned at 3:50 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN – Special Meeting

Prepared by Dick McKay

Date: January 28, 2014

STEPS TO BE TAKEN

ASSIGNED TO TARGET DATE ON OR BEFORE

- | | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|---|-------------|--------------------------|
| 1 | TM/SS/ | 3/1/14 |
| 2 | TM | 3/1/14 |
| 3 | TM | 2/15/14 |
| 4 | TM | 3/1/14 |
| 5 | TM | 3/1/14 |
| 6 | TM | 3/1/13 |
| 7 | TM | 3/1/13 |
| 8 | TM | 11/1/13 |

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

NOTE: Next Board Meeting will be Tuesday, April 29th by conference call at 1PM Mountain time. Call in 866-423-8755 and enter 919216#