

ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JUNE 16, 2015

Call to order:

Dick McKay, president, called the meeting to order at 3:33.06 PM, per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay  
phone)  
Joe Wilson  
Robert Kay  
Stan Sprinkle  
Joy Reinke

Others:

Bryon Wentzlaff, Resort Internet (by  
Tom Malmgren

Minutes of prior meeting:

The minutes of the March 6, 2015 meeting were approved as written and distributed.  
Motion by  
Stan Sprinkle, second by Joy Reinke and passed unanimously.

Television / Internet:

Bryon Wentzlaff, of Resort Internet, joined the telephone discussion and presented the plans that Resort Internet has in progress for upgrading the Television and Internet offerings throughout the resort. After this presentation, questions from the board and concluding discussion the board agreed in principal to execute the new Resort Internet contract, subject to review and agreement of that document. The board was unanimous in this decision. A contract will be sent by Resort Internet to Anaconda. The board did discuss an alternative provider, but was not interested in their offering.

The next section of the meeting followed the last Action Plan:

Reserve Analysis:

Stan and Tom reported that they had worked together to update the reserve schedule. Joe stated that he was not happy that the entire board was not involved with this process. It was noted that last summer a meeting was supposed to have occurred involving Joe, Donna Wolford (#104), Stan and Tom to go over the reserve plan. That meeting never occurred. After a description of what the plan outlined and stressing that this was a 'planning tool' certainly not a 'cast in stone' schedule of future projects, Dick McKay moved that the updated plan be accepted and placed on the HOA website. This motion was seconded by Robert Kay and passed unanimously.

The on-going discussion of updating the smoking policy tailored after what the Village Company suggests, was tabled until the Village Company has an update to share on this topic.

A brief discussion of the hot tub security and operation ended with Tom committing to investigate if the pumps and heater are on a timer whereby they shut down after 10 PM. Tom will report back to the board.

Tom suggested that the board engage a decorator to start gathering ideas about what could be done to improve the hallways and first impression of the complex. He stated that he was happy with the experience the Copper Valley HOA recently had in dealing with Dede Tusso of Broadstroke Design.

While he was not sure of Dede's availability and willingness to take a look at the Anaconda project, he will contact her and see if she would look at Anaconda, knowing we are simply gathering ideas for future implementation.

Tom reported that he and Dallas (resident Manager) are talking to contractors about replacing the weather stripping at exterior doors. They will continue this discussion and move forward with getting this completed.

Planter Box at Building Number 1: Tom submitted two bids to the board for consideration to install a planter box under the windows of building number one, similar to the planter existing at building number 3. Much debate occurred regarding the pro's and con's of this installation. The final decision was tabled until the board meets on site to view the exact location of the proposed planter box and the impacts that it might have on parking and parking lot usage.

The next topic of discussion was review of the garage policy and consideration of amending the policy to try and accommodate usage that conflicts with the current policy. Specifically, a couple of freezers have been installed, plugged into common power and the board discussed what amount the HOA should assess the owners of the freezers for 1) reimbursement of the common power used and 2) additional fees for allowing continued use of the garage space(s) in conflict with allowed usage. Some board members felt that there should be a monetary charge high enough to discourage such use and to definitely make continued usage pay a premium fee. Two of the five board members have freezers in their garage spaces. It was pointed out that the garages of the HOA complex are 'common area' that can be assigned by the board. Garages are not deeded ownership. After much discussion, **Stan Sprinkle moved that the proposed, amended parking policy, be adopted. This amended policy states that the HOA will assess the owners of units in the complex who have freezers in their garages a fee of \$200 per year.** This motion was seconded by Dick McKay. The two board members who have freezers in their garage protested that this was an unfair amount. **A call for the question resulted in three board members voting in favor of the motion.**

Carpet repairs that have been on the action list remain incomplete. Tom will find a carpet installer to take care of this required work.

Emergency light batteries have been surveyed and new, replacement batteries will be ordered and installed in all emergency lights at the same time; a sequence of replacement was suggest for every three years. Garage key pads, allowing exterior activation of garage doors will also have batteries replaced by management.

The existing BBQ Grill policy was acknowledged as being accurate and up to date. If changes are suggested, Tom will bring them to the board.

#### Other Business:

Tom reported that the company who inspected the fireplaces and completed flue cleaning of the wood burning fireplaces verbally communicated that damage found in the flue in unit 202 required that it be 'red tagged' and prohibited from being used. Tom explained that in reading the condominium Declaration (not clear), he believes this to be a common element and thus HOA responsibility to pay for the repairs necessary. Debate over responsibility immediately occurred with some board members disagreeing that this was HOA responsibility. After much debate the board instructed Tom to communicate with the owner of the unit and pass on the suggested alternatives to be considered for solving this matter. Verbally, it was suggested that either the flue must be repaired/replaced where damaged or possible installation of a gas fireplace insert with a new tube inserted down through the existing flue could possibly be considered. These options will be presented to the owner for his consideration, but in as much as the unit is on the market for sale it was doubtful that the gas option was realistic. Tom will follow up with the board as more information is available.

Tom updated the board regarding the license law that becomes effective July 1, 2015 and outlined that fidelity insurance in the amount of the reserve fund plus two months of dues is required.

This is to protect the HOA from an unscrupulous manager stealing HOA funds. The discussion led into questions about the management contract and oversight of the manager's handling of HOA funds.

Tom promised to send Joe a copy of the management contract, which he stated he did not have. Periodic review of Anaconda Association books and records will be conducted by a member of the board, which Tom indicated he would welcome. Stan stated that his oversight of the HOA financial statements and expenditures has been pretty thorough and the only thing that he suggested be added to the review process is confirming that the bank statements match the financials. He will request this be implemented on at least a quarterly basis. Stan noted that a formal 'audit' of the association financial records would cost about \$3,000 to \$5,000 and he believes is unnecessary.

Next Meeting:

The board set July 15, 2015 at 3:30 PM as the next board meeting date/time.

Adjournment:

There being no further business to come before the board the meeting was adjourned at 6:20 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: June 16, 2015

**STEPS TO BE TAKEN**

ASSIGNED

TARGET

TO

DATE

ON OR

BEFORE

- |    |   |       |           |
|----|---|-------|-----------|
| 1  | 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. Tom continues to look for someone to replace weather stripping.                  | TM    | 7/15/2015 |
| 2  | 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. Estimates have been received and Board will walk project when they are able to meet to look at parking and other issues. | TM    | 7/15/2015 |
| 3  | Repair frayed or ripped carpet on landing between floors 2 and 3 in building 4. Do this in conjunction with repair of carpet on 3 <sup>rd</sup> floor stand pipe repair. Tom is attempting to find sub to do work.  | TM/DJ | 7/15/2015 |
| 4. | Tom will contact Dede Tuso of Broadstroke Design and see if she will submit a proposal for possible refurbishment of Anaconda common areas.   | TM/RK | 7/15/2014 |
| 5. | The fireplace of Unit 202 has been red tagged due dislocation of the flue causing a severe fire danger. Tom is investigating the possible solutions as well as attempting to determine who is financially responsible for this repair.  | TM/DM | 7/1/2015  |

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 Wednesday, July 15th by conference call at 3:30PM Mtn.** Call in number: 866 423-8755 Pass code: 919216 #