

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
SEPTEMBER 30, 2015**

Call to order:

The meeting was called to order at 4:10 PM. Board members called in to a conference call to conduct this meeting.

Board Members Present:

Dick McKay
Stan Sprinkle
James Dickenson
Steve Sumner

Others:

Tom Malmgren

Board Member Absent:

Joy Reinke

Minutes of prior board meetings:

Stan Sprinkle moved that the minutes completed and distributed for board review be adopted for the board meeting prior to the annual meeting and the election of officers after the annual meeting. This motion was seconded by James Dickenson and passed unanimously.

Reviewing the Action Plan Items:

Tom reported that Dave Wade, the contractor who worked on the entry door for building 1, visited his office to discuss weather stripping of entry doors. Unfortunately, Tom was not at his office when Dave showed up and calls to his cell phone to coordinate were not successful as Mr. Wade did not have his phone with him. Another meeting is planned for Thursday. Dick asked Tom to inquire about the suggestion from Dave previously, regarding installation of an awning over certain doors.

The action item, consideration of planter box at building number 1, was addressed. The new members were updated regarding the reasoning behind consideration of this installation and the discussion points against. All board members acknowledged that it is too late this fall to move forward; however, all will review this for further consideration for next spring.

Dick McKay updated the board regarding his work on the spreadsheet of management company comparisons. Attempting to compare like services has been the biggest challenge. Dick outlined that the three companies (Wilderness, Avalanche and Carbonate) is still a work in process that he committed to complete and he will do so. He just received a proposed contract from Avalanche at 11 AM today. Thus, he has not had a chance to insert that information into the spread sheet. The comparison will continue and findings submitted to the board for review.

Tom submitted to the board information from Dede Tusso, Broadstroke Design, regarding ideas for updating the Anaconda hallways. Discussion regarding Dede's ideas followed with the board directing Tom to convey that the mining motif was strongly desired to be continued the last time the HOA discussed this topic and did some upgrades.

Dede will also be directed to know the desire will be to stage implementation of this by component.

Discussion of the financial condition of the HOA and future planning as guided by the Capital Reserve Replacement Plan followed. Stan Sprinkle outlined the current and long term requirements. The current year's budget (2015-16) had not been formally adopted prior to the end of the fiscal year (September 30); however, as directed at the annual meeting, assessment billings were mailed to all owners with the commitment that no dues increase would occur this next fiscal year. After discussion, the board adopted the 2015-16 budget with several amendments to the capital reserve plan from what had been submitted. The final budget will be mailed to all owners. The budget adoption was moved by James Dickenson, seconded by Dick McKay and passed unanimously.

Management Updates:

Tom updated the board regarding the leak in the office area ceiling. After much research he and Bill Steele are pretty certain the balcony caps are the source of water infiltration. These have temporarily been covered with plastic pending installation of a metal cap to resolve this issue.

Regarding hallway upgrades the board asked Tom to send them photos of the hallway improvements made at Snowflake (possibly other locations as well) to provide ideas.

Next Meeting Date:

The board selected October 28, 2015 at 4 PM as their next board meeting date.

Adjournment:

There being no further business, the meeting was adjourned at 5:57 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: September 30, 2015

STEPS TO BE TAKEN

		ASSIGNED TO	TARGET DATE ON OR BEFORE
1	Door inspection reveals that most exterior doors are operating very well. Weather stripping will need 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. Dave Wade is unavailable until next spring. Tom will see if Walter can accomplish this, or will look for another contractor. Check to see if an awning or other cover is needed to keep snow from packing in at door and forcing it to be damaged.	TM	10/15/2015
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. Board will look at area and evaluate need for this planter, and reevaluate in spring 2016. Tom will send out copies of two bids received on the planter.	TM/Board	4/1/2016
3	Dede Tusso of Broadstroke Design submitted ideas for a refresh of Anaconda. Tom will get with her to see if she thinks keeping the mining concept is appropriate or is a more modern approach is indicated, Board asked that any improvements be graded from most important to least and we look towards a staged implementation, if we proceed. Tom will send pictures of redone Snowbridge for analysis.	TM/	10/15/2015
4.	Finish Analysis and comparison of Avalanche, Wilderrest and Carbonate Management companies and report to full Board with recommendations. Dick will complete spread sheet and have to members by Oct 20 for analysis at next Board meeting.	Board/RW	10/20/2015
5.	Budget was approved as modified, Tom will make sure it is placed on web site. Board members will look at line items to validate or modify.	Board/TM	10/5/15

LEGEND: TM=Tom Malmgren, DJ=Dallas Joss, DM=Dick McKay, JR=Joy Reinke, SSu=Steve Sumner, SSp=Stan Sprinkle, JD= James Dickerson

Next Board Meeting will be held Wednesday, October 28th by conference call at 4:00PM Mountain time. Call in number: 866 423-8755 Pass code: 919216 #