

**ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
DECEMBER 31, 2015**

Call to order:

Dick McKay, president, called the meeting to order at 4:15 PM per the pre-determined time and date for this meeting. The meeting was held in unit 105 Anaconda, Copper Mountain, CO.

Board Members Participating

Dick McKay  
Steve Sumner (via telephone)  
James Dickinson  
Joy Reinke  
Stan Sprinkle

Others:

Dallas Joss  
Tom Malmgren

Minutes of Prior Meeting:

The board approved the minutes of the prior board meeting as written and distributed.

Financial Update:

The board received an e-mail with the financial update through September 30, 2015. Stan Sprinkle reviewed this material and coordinated with Julie Hansen, accountant, to clarify a couple of items. The board accepted the financial report.

Manager Update:

Tom Malmgren reported that he had a meeting with Andy Spinner of Spinner Construction regarding weatherproofing of doors. This contractor has turned out to be totally undependable. Tom suggested that with Dallas' efforts the doors are in adequate condition to get through the winter. Dave Wade, contractor, who indicated he did not have time to address this work will be lined up for spring to complete the required upgrades.

In discussion of the proposed planter box beneath the windows at building 1, Tom told the board that due to recent water shut off request at building 3, there is another component that should be considered when making this final decision. If we had to dig up the water line the excavation would likely go from the parking lot under the foundation wall. The board acknowledged this fact and instructed Tom to update the bid, including running irrigation to the proposed planter box. Dallas outlined that he could plant the items selected to be placed in this new planter box. The majority of the board supported the planter box. A final decision will be made at the next board meeting. Management will inspect buildings 1, 2 & 4 to see if secondary water shut offs exist.

The board discussed hallway upgrades. The consensus, after looking at the hallway outside of unit 105, was that replacement of light fixtures and replacement of the 'rough sawn cedar' that makes up the existing base and door trim would be a great improvement. Painting of the doors would be another component of this work. Further ideas will be considered, including colors that would be appropriate for doors.

Joy Reinke presented lockset replacement ideas to the board. The board discussed this topic thoroughly, without providing a definite decision. The association will consider different lockset options, including electronic locks. Whether to allow individual owners to change out their locksets or to implement a complex-wide change will be considered.

The concern of rusting drain pipes and deteriorating Cor Ten siding will be monitored. The board authorized management to hire a plumbing company or drain cleaning company

with camera capabilities to inspect the piping this spring. Results will dictate future direction.

Management Company analysis results were sent to all owners previously, seeking questions and input. No one responded. The board verified their action to sign a management contract with Carbonate Property Management and believe that the owners expressed their support of the board's decisions regarding this topic.. Continued discussion regarding this will be on-going.

Other Business:

The board affirmed their e-mail approval of the installation of vents for unit 303. It was noted that the paint supplied (by Dallas) was the incorrect color. This will be required to be corrected. A motion was made by James Dickinson to affirm the e-mail approval and to require the color correction.

This was seconded by Joy Reinke and passed unanimously.

The on-going discussion by the Resort Chamber regarding establishment of a Real Estate

Transfer Assessment (RETA) village wide was briefly discussed by the Anaconda board. Tom explained that the concept has been gaining traction but it is far from being something that will be placed before the ownership for vote. This will continue to be monitored.

Tom verified with Joy that the Reinke family who has been renting a storage closet in building number 2 has vacated the closet and it is available for rent by another owner. Annual rent = \$360.

New Business:

None

Next Meeting:

The next meeting was scheduled for March 14, 2016 to be held by telephone conference call.

Adjournment:

The meeting was adjourned at 5:15 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: December 31, 2015

**STEPS TO BE TAKEN**

ASSIGNED TO TARGET DATE ON OR BEFORE

- |    | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|----|-------------|--------------------------|
| 1  | TM/DJ       | 3/1/2016                 |
| 2  | TM/Board    | 3/14/2016                |
| 3  | TM/Board    | 3/14/2016                |
| 4. | TM          | 5/1/2016                 |
| 5. | TM          | 3/14/2016                |
| 6. | TM/JD       | 3/1/2016                 |
- 1 Door inspection reveals that most exterior doors are operating very well. Contractors were generally unavailable, and Dallas has been repairing the doors, and reports them to now be in good shape. The exception is the door from the garage to the hall in Building 3. Dallas will address this door, and ensure this and all other doors are working and insulating properly.
- 2 Board concluded a new planter box outside building one will prevent damage to building siding from snow plowing and/or cars, and provide a pleasant landscape relief to the building. Bids will be obtained for review .... Bids will include watering capability, and offer the option to not include plants so we can perhaps have Dallas do the planting to help lower the cost.
- 3 The Board is investigating improving the look of the hall areas, and concluded that the best value for the least cost would be to.... 1: Replace the rough hewn base board and door trim with stained wood to match the chair rail and window framing. 2: Replace hall light fixtures. 3: Keep the doors, but change hardware to a push button lock, proximity lock or similar upgraded system. Salto and other options will be reviewed. Any entry system should be the same for all doors, and must include a master key system and be easy for owners and property managers to use while allowing easy entry for their guests and themselves. 4: Refinish and repaint the doors with a new color to be determined. Repair jambs to insure they are sturdy.
4. Begin investigation of a repair scenario for the flaking cast iron drains on the building interiors. Board concluded that the first step will be to hire a contractor to video the pipe system and determine whether it just needs yearly cleaning, relining, or replacement. Tom will accomplish this as soon as practical
5. Continue analysis of how to prolong life or replace Cortin siding where it is failing, and how to insure its longevity.
6. Inspect buildings 1,2 and 4 to insure they have a secondary water shut off system for the building as does building 3 presently. Use of the original valve is to be avoided to prevent failure and expensive repair. If the other buildings do NOT have that secondary valve obtain, get bids on obtaining the secondary valve and recommendations on any other repairs needed to lengthen the life of the system.

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 Monday, March 14 by conference call** If not at Copper, call in: 866 423-8755 Pass code: 919216 #