

**ANACONDA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
MARCH 6, 2015**

Call to order:

The meeting was called to order at 3:10 PM, by president Dick McKay. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay  
Stan Sprinkle  
Joe Wilson  
Robert Kay  
Joy Reinke

Others:

Tom Malmgren

Minutes and Action Plan from prior meeting of December 29, 2014:

Joe Wilson moved for approval of the minutes and action plan as written and distributed. This was seconded by Stan Sprinkle and passed unanimously.

The Action Plan was used for the basic agenda.

1. Tom and Stan will update the Capital Expenditure and future Reserve Analysis and Tom will get it posted on the website.
2. No action has taken place regarding the Resort Chamber (or other entities) to establish changes to our smoking policy. Tom stated he just received a new monthly publication called Common Ground that has an article on marijuana. He has not read it but will scan it and pass it on to the Board.
3. Weather stripping at doors needs to be completed when warmer temperatures allow. This will be worked on in May.
4. Discussion of a planter box along building one continued to have mixed support by board members. Tom did obtain information from Neils Lunceford Landscaping that many perennials and shrubs would grow well in this location. The board instructed Tom to seek new bids, since last fall we were late to discuss this project and the bids seemed high. Robert Kay will investigate some of his contractor contacts for pricing. Stan Sprinkle suggested that as part of this investigation we should seek pricing and ideas about removal of the (now) larger trees that were planted at the building #3 planter box.
5. Regarding cost of electricity for the operation of freezers in the garages, Joe Wilson will provide written information he has received/researched for his model freezer. While some board members felt his \$14.00 per year to be far too low a reasonable charge, no consensus was arrived at. Dick will draft a policy for board review and a price will be inserted at a later date.
6. The repair of carpeting where the stand pipe cabinets formerly were located in Building 3 has

not occurred yet. Tom will get this taken care of soon, as well as, a couple of other carpeting issues.

7. Emergency lighting batteries have not been replaced. Tom explained that multiple battery types will be required and he & Dallas (resident manager) will address this after the ski mountain closes.
8. No policy has been generated for BBQ Grills, but Tom will work with the Fire Marshall to come up with one.

Other topics:

Tom updated the board regarding the possibility of having to upgrade the coax TV cable that exists in the buildings to accommodate a larger band width for internet. The Metropolitan District and Resort Internet are planning upgrades this summer to try and overcome the current capacity problems.

A presentation by Resort Internet to the Metro Board at a recent meeting was asked to be distributed to the board members. Tom will monitor this topic as more information is obtained and exact requirements are determined.

The association insurance renews this month and is in the third year of a three year policy. The only action required will be to submit a new application for the umbrella policy. That is in process. Planning for one year policy commitments in the future will be applicable starting next year and the three year policy is no longer available.

All closet leases have been paid for, although one is \$40 short of the \$360 fee. Tom is following up with that owner.

A backflow preventer recently had to be rebuilt and certified. Metro State Fire Protection was called to correct this failed device. It was billed at just under \$1,200.

Tom reported that some heat tape that had failed was also replaced at a cost of \$1,800.

A brief discussion of snow removal requirements occurred. Tom explained that the piles of snow at the end of the parking lot have had to be removed several times. Sloped roofs have been cleared for safety reasons and the flat decks have been cleared a couple of times.

Next Meeting:

The board selected Tuesday, May 5, 2015 for the next board meeting. It will be a telephone conference call at 3:30 PM.

Adjournment:

The meeting was adjourned at 4 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Dick McKay, President

## ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: March 6, 2015

### STEPS TO BE TAKEN

		ASSIGNED	TARGET
		TO	DATE
			ON OR
			BEFORE
1	Tom and Stan will update the Capitol Expenditures and future Reserve Analysis for actual stand pipe expenditures and Tom will place the revised Analysis on the web site on web site. Tom will also place approved Collection policy and closet lease agreement on the web site.	TM	4/28/2015
2	BOD will await Peter Siegel's and/or other HOAs completion of a smoking policy for review as possible model for Anaconda smoking policy.	TM	4/28/2015
3	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. Door repair/refurbishment/repair will be addressed at our next meeting after further analysis.	TM/DJ	5/5/2015
4.	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. Rob Kay will investigate pricing and Tom will get reasonable estimates and Board will consider the project.	TM/RK	5/5/2014
5.	Board will continue to review contents of garages and revise Association policy to reflect current status and Board goals. The Board will evaluate what yearly charges for electrical usage will be made for owner appliances in garages. Dick will provide a policy for review and discussion at the next meeting.	TM/DM	5/1/2015
6	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.	TM	5/1/2015
7.	Evaluate status of building emergency exit light batteries to come up with a full replacement plan on a two or three year basis.	TM	5/1/2015
8.	BBQ International Fire Code as revised by Summit County and Copper Mountain Fire restrict open flame (Charcoal & Wood) BBQs from being closer than 10 feet to the building. However Gas grills with 20 pound LPG tank (standard size) or electric grills can be operated on decks. Tom will generate a policy for BOD review.	TM	5/1/2015

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 Tuesday, May 5<sup>th</sup> by conference call at 3:30PM Mtn.**