

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JULY 14, 2016**

Call to order:

The meeting was called to order at 4:23 pm, per the pre-determined time and date for the meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Dick McKay
Stan Sprinkle
Steve Sumner
James Dickinson
Joy Reinke

Others:

Tom Malmgren

Minutes of prior meeting:

Stan Sprinkle moved and Dick McKay seconded a motion to approve the minutes of the May 9, 2016 board meeting. This motion was approved unanimously.

Financial Update:

Tom reported that Julie has not yet completed the financial report through June 30th, but it will be done soon and he will distribute it via e-mail to the board.

Action Plan Items:

Planter box at building number 1: Locates were conducted yesterday and Neils Lunceford is scheduled to start the wall next week. It was noted that their bid does not include irrigation which Tom and Dallas will address later. Discussion of details followed with the board expressing pleasure that this was being done.

The roof drains on the flat roofs will be 'snaked' to make certain they are operating at full capacity. One drain will be video' d to explore how far the cast iron pipe goes into the ceiling below. Tom will report back to the board.

A discussion of replacing the wooden deck floor with Versico soft pave walk tread system followed. The board moved (motion by Stan Sprinkle) to accept the bid from Roofing Services, Inc. for this work. The motion was seconded by Dick McKay and passed unanimously.

The board was advised by Tom that Bill Steele of Roofing Services, Inc. has committed to inspect all flat roof areas and advise the board of a recommended replacement schedule. This has not been formally scheduled yet but is on the priority list.

Research of CorTen Steel availability led to a company in Phoenix, AZ that sells CorTen Steel. Tom reported that while the exact match of what we have on the exterior roofs and stairways of Anaconda cannot be made, something close is available for about \$3,25 per square foot. Flat sheets of CorTen Steel (suitable for repairs at several locations) is available for \$60 for a 4 X 8 foot sheet. After discussion Tom was instructed to obtain at least one sheet of this material for repairs to be made by a qualified roofing contractor.

Per the last meeting, Tom presented to the board some basic estimates to redo the showers and upgrade the common area bathrooms. An estimate of \$7,000 per bathroom was submitted as a ballpark number. Approximately \$4,000 for the common shower was estimated. The board asked for more detail as to exactly what would be done for these amounts. It was suggested that interacting with Dede Tusso on this area, to be consistent with the hallways, would be prudent. More information will be gathered and submitted to the board for consideration.

Tom noted that the entry doors were worked on by Dave Wade of Wade Construction. New weather stripping was installed where needed and all doors are closing tightly.

A lengthy discussion regarding hallways followed. After much discussion the board established this Labor Day annual meeting date as a target to have a recommendation from the board to the owners regarding upgrades to the hallways. This would include new light fixtures, replacement of base trim, trim around the doorways and chair rail. Repainting the entry doors a new color and painting of the hallway walls would also be included. An asbestos test will be conducted to verify that the 'popcorn' ceilings in the hallways contains asbestos, which is thought to be the case. A bid to 'encapsulate' the ceilings of all hallways was just received in the amount of about \$75,000. Tom was instructed to obtain an asbestos test as soon as possible. Light fixtures submitted for board consideration have not been acceptable. All board members will review websites and lighting stores in an attempt to zero in on an acceptable fixture. All board members will assist in generating information and choices prior to the next board meeting. James indicated that he was going to a lighting center in Denver on Friday to personally inspect options.

Window washing was authorized by the board and management will get this scheduled.

Discussion of a soliciting policy ended with Stan Sprinkle moving that the board immediately adopt a policy against soliciting of any kind on the property of the Anaconda Condominiums. This will go into effect immediately with the board instructing Tom to draft a formal, written policy that the board can adopt and place in the permanent records of the Association. This motion was seconded by James Dickinson and passed unanimously.

Tom discussed the plan to remove the stairway covers (interior stairways) of the east stairway of building number 2. These tread covers will be power washed, the steps and stringers painted and the treads re-installed if appropriate. Coordination of color scheme for the steps and stringers will be made with Dede of Broadstroke Design. The board endorsed this plan.

Other Business:

Stan Sprinkle noted that the hot tub needed some work when he visited the complex over the July 4th weekend. Tom explained that due to a part ordered to replace a failed part, the tub was currently empty and being cleaned. The annual service of replacing the sand in the sand filter is also being taken care of, plus caulking discussed earlier this spring. Stan further noted that he believes that the jet pump is undersized and needs to be replaced with a pump large enough to satisfactorily operate the jets of the tub. He also express concern about the wooden cover over the skimmer and that the plastic top of this needs to be secured. Tom will work with Dallas on these items, making certain the hot tub is operating properly and all item surrounding it are installed safely.

Date of Next Meeting:

The board selected August 17, 2016 at 4:00 PM as the date and time for the next meeting.

Adjournment:

There being no further business the meeting was adjourned at 6:45 PM.

Respectfully Submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President

ANACONDA ACTION PLAN

Prepared by Dick McKay

Date: July, 2016

STEPS TO BE TAKEN

ASSIGNED TO TARGET DATE ON OR BEFORE

- | | ASSIGNED TO | TARGET DATE ON OR BEFORE |
|----|-------------|--------------------------|
| 1 | TM/Board | 8/10/2016 |
| 2 | TM/Board | 8/10/2016 |
| 3 | TM | 8/10/2016 |
| 4. | TM | 8/10/2016 |
| 5. | TM | 8/10/2016 |
| 6. | TM | 8/10/2016 |
| 7. | TM | 8/10/16 |
| 8. | TM | 8/10/16 |
| 9. | TM/DJ | 8/10/16 |
- 1 The planter box being constructed on building 1 needs irrigation. Tom and Dallas will run irrigation to both planter boxes on the building.
- 2 The Board is working on plans for complete hall redecoration with our designer Dede to find appropriate light fixtures, wood selections and paint to be able to provide a plan to approach the membership with at our homeowners meeting.
- 3 Board approved allowing A + Drain to video one cast iron roof drain to determine damage, if any and how far the cast iron goes until changing to PVC if it does. A + will make any recommendation for going forward. A + will clean out all roof drains to insure they do not clog.
4. Tom has found a replacement for damaged Cortin steel that is beginning to fail on the buildings. Tom will see if one or several panels can be purchased to allow Bill Steele to keep our steel siding in proper repair.
5. Bill Steele will give us a current status of the roof system and what work needs to be done, if any, both in the short and long term, and how it might be staged. Deck on unit 201 needs to have wooden deck replaced, and the Board agreed the proper product is the rubber type tiles that were used over the large deck by the hit tub. Bill Steel will make recommendations on how to further proceed. Each deck will be approximately \$5,000 depending on size.
6. Estimates have been received for redoing both common area baths. Tom and James will work with Dede to come up with a workable and affordable plan for the refurbishment and make recommendations to the Board.
7. The Board approved a policy of no solicitation on Anaconda Property, Tom will write up an official policy for the web site.
8. Board approved building window washing to be completed when able.
9. Tom and Dallas will see if gritty tread on interior stairways and be removed and cleaned. Dede will be consulted to determine a clor for steps and supports in conjunction with hall colors.

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

Next Board Meeting will be held Monday, August 17 by conference call at 4 PM Mountain time. If not at Copper, call in: 866 423-8755 Pass code: 919216 #

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Prepared by Dick McKay

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