

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MARCH 21, 2017**

Call to order:

Dick McKay, president, called the meeting to order at 4:35 PM, per the pre-determined time and date for the meeting and per the agenda distributed to all board members.

Board Members Participating:

Dick McKay
Stan Sprinkle
James Dickenson
Steve Sumner
Joy Reinke (joined meeting late)

Others:

Dede Tuso
Tom Malmgren

Dede Tuso, Broadstroke Design, presented a breakdown, by building, of the cost estimates for renovation of the building hallways. Including a 10% contingency the total projected cost would be about \$500,000. The board discussed inclusions, door materials and costs, carpeting, light fixtures, electrical, demolition and roll off dumpster costs. After much discussion the board expressed unanimous support of moving forward with this project. A straw-pole vote of the board resulted in all five board members stating that they would fund their respective obligations by full payment up front. While no loan would be required for these owners the board asked Tom to make contact with a couple of local lenders to seek funding options and costs for owners who would rather finance their respective obligation. Tom stated that the Snowflake HOA had arranged for a \$100,000 loan/line of credit from First Bank about a year ago. Nothing has ever required them to tap this line of credit thus far.

Tom was asked to do a survey of the heaters and see if it would be feasible to replace the ground level heaters with new units, using the older ones for parts to supplement the second and third floor heaters located in the hallways.

Ground level entry doors will be priced to see if these might be considered for replacement at the same time as the hallway renovation. All agreed that completing all four buildings of the complex at the same time would be ideal. However, Dede cautioned that due to contractor availability it may be very difficult to line up workers to complete the desired work at the same time.

Joy inquired if new mats for the entry doors had been acquired. Tom responded no. Other board members stated that they felt this consideration of mats should be tabled until after the renovation project. Utilizing excess carpet with binding installed around the perimeter of excess carpet pieces could be the best for future mat options.

Dede Tuso committed to have photos showing existing conditions and computer generated 'what it will look like' prints to be used to show the ownership. This was agreed to be the preference rather than finishing one hallway as a sample for the membership to consider as support for the project. Dede will provide to Dick within 10 days and he will be responsible for distributing to the full board.

Regarding updating the shower walls of the common sauna/bath area Dede will obtain some bids for the board to review. The objective will be to update shower walls, flooring and fixtures but not to do any extensive remodeling that would involve moving any walls.

Dede stated that she would review the walls of the hallways where minor buckling was occurring and provide an estimate to the board regarding proposed resolution. She was also going to review the texture applied to the walls in unit 105, as a desired look/finish for the hallway walls.

With completion of discussion involving Dede, she was excused from the meeting.

Minutes:

The minutes of the January 11, 2017 board meeting were reviewed and approved along with the Action Plan from that meeting.

Financial Update:

The board reviewed the financial update. Stan Sprinkle suggested that Roofing Services should be categorized in operating expenses, not capital. Tom responded that he will provide Stan copies of the Roofing Services billings, but he felt the items categorized to Capital were appropriate. They will review this and apply the Roofing Services bills to the appropriate area.

Manager update/Action Plan Review:

The roofs have been reviewed by Roofing Services and Tom, however, a recap report has not been presented to the board. This will be completed when possible.

The solicitation policy that the board adopted has been posted on the website.

James and Tom will review stairways for possible tread cleaning.

The garage policy 're-write' was presented to the board as requested at the prior meeting. While the board adopted the concept at the January 11th meeting the 're-write' appears as follows:

4. Use of Garages: The garages assigned for use by the units are restricted in use to ONLY parking of the owner's vehicles and vehicles of the owner's guests and shall not be used for work areas, storage, or any other purpose other than parking of vehicles. The only exceptions will be from time to time, the Association may approve things such as ski lockers. Any such approval must be in writing by the Association. Prior authorization granted to any owner for 'other' uses, by former boards of directors, will sunset upon the transfer of ownership of a property. It is the unit owner's responsibility to notify subsequent owners of this restriction. The association will continue to collect \$200/year from owners who were previously granted authorization to place a freezer in their assigned garage space and utilize common power to provide necessary electricity, until transfer of ownership. The board may grant temporary, other uses, of the garages - such as ski storage/ski tuning. This must be approved in writing by the Association.

This will be added/updated to the Rules and Regulations and a dated appropriately. Stan Sprinkle moved that the re-written wording be adopted and added to the Rules and Regulations. This was seconded by James Dickenson and passed unanimously.

Tom updated the board that a circulating pump had been replaced recently at the hot tub. Stan questioned if the pump was sized larger to accommodate the required jet pumps. Tom responded that the pump replaced was for the circulation of the tub, not the jets. Dick suggested that a variable speed pump should be considered when the next pump is required and they are more efficient and will accommodate the required needs.

Tom updated the board that the insurance for the complex had recently been renewed. Stan inquired how much the premium increased. Tom looked at the renewal and reported that the premium remained the same at renewal.

The board discussed frequency of hallway vacuuming and requested that the management company require the resident managers to do this more frequently, as they perceive the need to be justified. Also, all owners are reminded to read and observe the parking policy for the association. We have had some parking challenges involving people NOT putting their permits on the dash of the vehicles. The HOA has small parking authorization stickers that can be attached permanently to vehicles rather than the larger parking permits, designed to be displayed on the dash of vehicles. If any owner desires this alternative they are available at the Carbonate office. Remember, two vehicles maximum

are allowed. One in the garage assigned to your unit and the second (subject to availability) in the overflow spaces outside. **DO NOT BLOCK GARAGE DOOR ACCESS.** The north Alpine Lot is available for overflow parking.

New Business:

None

Next Meeting Date:

The board set May 2, 2017 at 4:30 PM as their next meeting date.

Adjournment:

The meeting was adjourned at 5:40 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President