

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MAY 2, 2017**

Call to order:

The meeting was called to order by president, Dick McKay, at 4:36 PM per the pre-determined time and date for this meeting. The meeting was conducted by telephone conference call.

Board Participants:

Dick McKay
James Dickinson
Stan Sprinkle
Steve Sumner

Board Member Absent:

Joy Reinke

Others:

Dede Tusso (Broadstroke Design)
Tom Malmgren (Carbonate PM)

Renovation Discussion:

With Dede Tusso on the call the board discussed the renovation. A selection of colors, materials and installation techniques was selected by the board. With some clarifications necessary regarding finish on the door hardware and selection of door hardware type all decisions were made. The board spent quite a bit of time discussing priorities and scope of work. Dede was going to clarify door hardware type and finish, bathroom upgrade bids and several other minor questions. She noted that due to scheduling of contractors a decision needs to be made no later than the end of May 2017 if this project can be implemented starting in early September 2017.

The board reviewed the sample letter that Dick drafted to go out to the membership. Fine tuning of this draft will detail projected cost of the assessment for each size unit, seeking the membership's support. Dick's target is to get a letter to all owners by the end of the week and for the board to make a decision by the end of month. Tentatively, it appears that two bedrooms will be assessed approximately \$10,000, three bedroom flat unit approximately \$12,200, three bedroom two level units approximately \$14,100 and four bedroom units approximately \$16,400. The board instructed Tom to initiate application with First Bank to establish a line of credit. The board will decide at a later date terms, if the HOA loans money to any owner funding their assessment obligation via this avenue, if required.

Other agenda topics following the prior meeting Action Plan:

- Roofs - a recap of the inspection conducted by Bill Steele of Roofing Services and Tom Malmgren will be provided by Tom at a later date.
- The stair treads were inspected by James and Tom. Their conclusion was to purchase 'new' treads when necessary vs. removing, power washing and reinstalling the existing. The board discussed when this might be required. It was tabled for the time being; however, James stated that he does not see this need to be a pertinent item.
- The garage policy was discussed. Discussion followed regarding the board's 'intent' when the policy was voted upon. The board re-affirmed that ALL previous approvals were to be eliminated and as properties transfer ownership the garage parking spaces MUST be returned to accommodate parking of vehicles only. Except for the ski lockers that were installed many years ago.

Stan sprinkle had several questions regard the most recent financial statement. These were discussed and answered. Regarding water usage, Tom will check with the Metropolitan District to inquire about the amount of water going through the meter and insure the meter is working correctly.

James mentioned that the gutter over unit 303 needs to be looked at, since water is overflowing from the gutter. He believes something must be in the gutter blocking water flow.

Other Business:

Tom reported that the current resident managers have given notice that they will be leaving the resort as of the end of May. He is currently advertising the position and outlined to the board that prior to offering the job to a new manager, he would share resumes with the board and seek their concurrence with his selection.

Next board meeting:

The board will communicate by e-mail for urgent matters that will be occurring over the next several weeks. No date was established for the next formal meeting.

Adjournment:

There being no further business, the board meeting was adjourned at 5:35 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Dick McKay, President