

**ANACONDA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JANUARY 11, 2017**

Call to order:

Dick McKay, president, called the meeting to order at 4:00 PM, per the predetermined time and date for this meeting established by the board of directors. The meeting was conducted by telephone conference call.

Board Members Participating

Dick McKay
Stan Sprinkle
Joy Reinke
Steve Sumner
James Dickinson

Others

Dede Tusso - Broadstroke Design
Tom Malmgren - Carbonate P. M.

Discussion of potential renovation project:

Since Dede Tusso was on the call, the board made this the first topic of discussion. Dede outlined that based upon the meeting with a couple of board members on December 31st she has been pursuing bids and ideas to retexture wall, replace all wood trim (base, chair rail and door casement), mitigate the popcorn ceilings in hallways with installation of drywall (thin layer) over the top using a coat channel hanging system - drywall mud applied and textured, lighting, new door locks and doors. Doors will be a separate 'menu' item; however, all agreed and conceptually understood the major impact door replacement would contribute to the project. Carpeting was initially not a consideration, but after discussion obtaining bids for carpeting will be part of the scope of work to be considered. Action will be to gather numbers and have the board evaluate what is to be done and how it will be paid for.

After Dede Tusso left the call the board discussed her fee. She has charged nothing for her services thus far. Historically, acting as a general contractor, she adds a percentage onto the subs bids to collect her fees. Tom will request details of this from her.

Discussion by the board acknowledged that there is no way that this project can be paid for entirely by reserve funds. The board will look at alternative financing avenues including an optional loan, like other HOA's have done. Whether an owner will wish to pay their obligation up front or finance over several years via a loan that the HOA will likely put in place, will be determined once all numbers and decisions regarding the full scope of the project is determined. It should be noted, this entire project is in its very early stages and the Board will be evaluating what should and truly needs to be done to achieve the improvement objective while not over spending. The only area of full agreement is that this is the last major project necessary to get Anaconda back up to the highest standards. The new exterior siding project, dry well project, and the parking lot were the first major steps, and the interior remake is intended to make our halls fresh and new, and make renters and owners alike think "wow" when they walk the halls, and bring the interior of the buildings up to the standards of the exterior.

Discussion of Freezer placement request:

The board discussed the request from the owner of unit 206 to place a freezer in the garage area. After full discussion the board voted unanimously to NOT allow placement of a freezer in the common area garage for this unit. Motion by Dick McKay, seconded by James Dickinson and passed unanimously. The decision was motivated by the request for an additional freezer and the increasing clutter in the Shared Common use garage areas. The Board felt that the additional use of the garage by owners is getting out of control and we need to return the garages to use as stated in the Association Policies, namely only the parking of automobiles, the variation being that the Board may rarely approve an exception on a case by case basis for good cause.

Additionally, the board unanimously voted to instruct Tom to re-write the Garage Use Policy to state that if a freezer or other storage has been approved in the past, that approval expires upon the transfer of ownership when the property sells. Getting back to the original policy of the garages being ONLY for vehicles of owners and owner's guest is the long term objective. No future uses of permanent installations will be allowed except the existing ski lockers which had been previously approved by the Board. That is not to say that temporary uses to allow for ski tuning, work related to the unit owner assigned to the garage space and similar uses may be allowed with board approval. A motion to change the policy to provide this intent was made by Stan Sprinkle and seconded by James Dickinson.

Performance of Resident Manager:

Joy Reinke raised the issue of the resident manager not performing all required tasks at an acceptable level. Specifics were discussed. Tom stated that he passed on Joy's criticism to the resident manager and steps are being taken to improve. James Dickinson stated that with the volume of snow that we have experienced, he believes that the resident manager is doing a great job of dealing with all the snow and other tasks that need to be prioritized allowing time to accomplish. Carbonate is the management company and owners are encouraged to contact Carbonate if unable to reach the resident manager or if performance concerns are in need of being communicated.

Action Plan Items:

- 1) Hallway renovation plans - discussed earlier in meeting.
- 2) Drains at decks. Dallas (resident manager) cleaned all drains prior to winter. Getting Ace Sewer and Drain to video drain lines to verify or not flaking off of pipes/drains was not done as it was conditionally determined that the drain pan is cast iron but the drain lines attached are pvc piping.
- 3) Roof analysis conducted last fall by Tom and Bill Steele (roofing services) will be reduced to written Form and supplied to the association. Tom stated he will recap his notes of the meeting he had with Bill Steele.
- 4) Remodel of the common baths was briefly discussed. Tom will work with James to attempt to develop more ideas and seek bids.
- 5) The no solicitation policy approved still needs to be placed on website.
- 6) The stairway closest to the dumpster had the treads removed, power washed and re-installed. The steps were painted as were the stringers and doors on the first lever (color recommended by Dede Tusso). Tom suggested that the board members look at the results of this work. Evaluation of the other stairways will be conducted. Tightness of the treads is of mild concern replacing the existing product.

Next Meeting:

The board selected March 21, 2017 at 4:30 PM for the next board meeting, which will be conducted via telephone conference call.

Adjournment:

At 6:25 president McKay adjourned the meeting.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Dick McKay, President