

ANACONDA CONDOMINIUM ASSOCIATION  
MINUTES OF ANNUAL MEETING  
SEPTEMBER 1, 2006

The meeting was called to order at the announced time of 12:00 noon by President Dick McKay.

Roll Call and Certification of Proxies:

Owners Present:

Gary & Deb Schwarzkopf - 103  
Donna Wolford - #104  
Dick McKay - #105  
Myrna Olmstead - #106  
Ben Broughton - #107  
Hank Reinke - # 205  
Lee Rosenbaum - #210

Proxies represented the units below:

George & Carol Collins - #203  
Michael Faherty - #206  
Joe Wilson - #209  
Langford - #211  
Craig and Charlotte Petersen - #302

Others Present:

Deb Sviridova - Resident Manager  
Tom Malmgren – Carbonate Property Management

Dick McKay announced the passing of Helen Roberts, and the donation in her name to the Lupus Foundation. Introductions of those present were made. Combining those in attendance and the submitted proxies, a quorum was met. The meeting was held in the Anaconda Meeting Room, first floor, Copper Mountain, Colorado.

Report of Managing Agent:

Tom Malmgren reported on the action plan set up by the board. Many of the items will be discussed later. The financial report was sent out with packets. If there are any questions on the financials they can ask Tom. Donna Wolford thanked Deb for all of her hard work around the building and the board presented her with a gift certificate.

Election of Officers

Dick McKay, Stan Sprinkle, Ben Broughton, Hank Rienke, and Lee Rosenbaum are currently on the board. All expressed willingness to continue if elected. Gary Schwarzkopf moved to nominate the present board, and Donna Wolford seconded. The membership voted in favor of the nominations. Dick McKay, Stan Sprinkle, Ben Broughton, Hank Reinke and Lee Rosenbaum were re-elected to the Board.

Report of Officers:

Dick McKay and Tom Malmgren reminded the ownership about the website: [www.anacondahoa.com](http://www.anacondahoa.com). All information, minutes and action plans are available on the website.

The hot tub project: Bryan, of Snowshoe Hot Tubs, is doing the hot tub portion. The contractor he recommended, Joe, of Wouldn't It Be Nice, is handling the deck construction. Dick reviewed the project. The project has run into a few problems, and the board has hopefully corrected these items and the project will continue. The deck will be stamped concrete which will look like stone when it is finished. A new gas BBQ grill has been ordered. Lee Rosenbaum and Stan Sprinkle donated \$500.00 each to pay for this purchase.

Dick reviewed the golf nets hung behind Anaconda. Anaconda had approximately 68 golf ball hits last year. Copper completed a study of the golf course and the directions of the hits. The results are the nets you see outside. So far the nets are working, but the neighboring association is not happy about this, as their views have been disturbed. The nets are to be taken down at the end of season, and put up in the spring. The poles will be down and left on the ground for the winter season.

Gary Rodgers, General Manager of Copper Mountain, spoke to the membership encouraging their attendance at the State of the Resort meeting. He stated the pending sale of Intrawest was a positive, with the finalization scheduled for October. He feels Fortress LLC looks at its Colorado areas as core assets. The new company leaders are passionate skiers and love the mountains. Gary reviewed the restaurants being replaced on the mountain. The Hard Rock Hotel is still planned. Myrna Olmstead mentioned the mis-information given to her at the Copper's front desk for tickets for this weekend. Gary promised to follow up.

#### Old Business:

Dick McKay reviewed the status of siding repair and the warranty issues involved. Dick encouraged all owners to use the website; all new information is placed there in a timely manner. Anyone with phone line into their condo should check to make sure it works. Some mystery directory assistance calls appeared on some bills, so please check your bill. Discussion was also held on the landscaping and garden ideas. Debbi Schwartzkopf was asked to work with Deb, our resident manager, on this.

#### New Business:

The board is adding a rim system (ice melt) on the roofs of units 209 and 211. It is scheduled to be installed in September. There are new signs around the building. The gate sensor has been replaced from the damage done by a snowplow last winter. The parking lot repavement project is at the "look at" stage. The trees have been replaced at the entry.

#### Adjournment:

Donna Wolford moved that the meeting be adjourned. This was seconded by Myrna Olmstead and passed unanimously.

Respectfully Submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Richard W. McKay, President