

ANACONDA CONDOMINIUM ASSOCIATION  
MINUTES OF ANNUAL MEETING  
SEPTEMBER 2, 2005

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:

Dick McKay - #105  
Ted Scott - #102  
Helen Roberts - #305  
Pat & Mike Faherty - #206  
Hank Reinke - #205  
Donna Wolford - #104  
Gary & Deb Schwartzkopf - #106  
Stan and Sandi Sprinkle - #207  
Ben Broughton - #107  
Joe Wilson - #209

Proxies represented the units below:

Craig and Charlotte Petersen - #302  
Myrna Olmstead - #106  
Warneke - # 204  
George and Carol Collins - #203  
Langford - #211  
Lee Rosenbaum - #210  
Clemente - #202

Others Present:

Deb Sviridova, Resident Manager  
Tom Malmgren – Carbonate Property Management

Approval of Prior Year Meeting Minutes:

Mike Faherty moved that a reading of the minutes from last year's annual meeting be dispensed with and that the minutes be approved as written. Seconded by Ben Broughton and motion passed unanimously.

Master Plan Update from Intrawest/Copper Mountain:

Mariana Ishida of Intrawest provided an overview of proposed changes to the master plan. This plan will likely be submitted to the County by the end of the year. One aspect of the plan is a proposal to shorten the golf course from 5,700 yards to 5,000 yards and to create an 1,100 car surface parking lot where the fourth fairway exists. Copper/Intrawest is seeking owner input and comments to their proposals which can be viewed at: **[www.copperliving.com](http://www.copperliving.com)**

### Report of Officers:

Dick McKay reported Shirley and Paul Bushong sold their unit and are spending time in Glenwood Springs second home.

Dick expressed a large thank you to Helen Roberts for her work with the landscaping. A gift certificate was presented to Helen as a token of appreciation by the membership.

Action Plan – Monthly meetings: Dick recapped the board's activities which include: Preparation of an Operation Manual including guidelines, procedures and contacts for landscaping, contractors, building information, yearly inspection of fire extinguishers, fire places, and batteries for smoke alarms.

Additionally the Bike room and garages have been cleaned out per fire code. The parking policy has been working well. The changed gate code will be helpful as well. State Farm Insurance is raising their rates. We are getting quotes from other companies. Neil-Garing Insurance from Glenwood Springs looks like a potential provider. The current insurance is up in December.

Building Signage is being update and modified including the elimination of some signage.

Numerous hall heaters have been replaced.

Balcony decks have been painted.

Deb has sanded and painted the doors in the hallways (on-going project).

Hot Tub needs to be replaced next spring. Brian from Snoshoe Hot Tubs has been working with the board to provide bids, etc.

The deck around the hot tub will likely be replaced with either a heated concrete slab or more likely heated pavers to allow access for maintenance.

The stain is coming off our new siding in certain locations. The board is working with Travis Construction to resolve these issues with Hardi Board Siding, the Stain Applicator and Travis.

Golf balls hitting building number 3 and more importantly breaking windows in the complex was discussed at length. The danger involved with shattering glass into a unit is of grave concern to the membership and board of directors. A letter to Copper expressing our concerns will be send by the board as soon as possible.

Repaving the parking lot with the correct grade will solve the ice and water build up problem in the winter, but this is a long term project planned for a future date.

Roof/deck drains have been cleaned out this summer to eliminate some of our leak problems, caused by these drains becoming clogged.

### Manager Report:

Tom Malmgren thanked Dick for the action plan which gives deadlines for repairs. The operation manual will be a helpful guide for the board and management in the future.

Deb and Oleg have done a good job taking care of the building. We are investigating options for a different snow removal contract other then Copper. Tom thanked the homeowners for following the parking rules. There will be new parking permits sent out this fall with a new color.

### Financial Report & Resolutions:

Financial statements were handed out to all members present at the meeting. Stan Sprinkle has been monitoring finances of the association and provided a brief review of

the financial situation. The board recommended a 10% increase in the dues for next year. Helen Roberts motioned to adopt the recommended 10% increase and Mike Faherty seconded. Anaconda hasn't had an increase in 10 years and still has lower dues compared to most in Copper. The increase will be used for current operations and to help fund the replacement of the hot tub.

Election of Officers

Dick McKay, Stan Sprinkle, Ben Broughton, and Hank Rienke are currently on the board. All four expressed willingness to continue on if elected. All four existing board members were nominated. Joe Wilson nominated Lee Rosenbaum. A second for the nominations was made by Helen Roberts. A motion to end nominations was made and seconded. Thus, Dick McKay, Stan Sprinkle, Ben Broughton, Hank Reinke and Lee Rosenbaum were elected to the Board. Joe Wilson moved and Donna seconded. Motion carried unanimously.

Old Business:

Stan Sprinkle asked about new phone books. Management was asked to make certain every unit receives a new phone directory when the new edition comes available this fall.

New Business:

The parking lot resurface project will be held off at this time due to the association's budget. This project has been estimated at \$50,000 to \$100,000 to complete.

Adjournment:

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

Respectfully Submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Richard W. McKay, President