

**ANACONDA CONDOMINIUM ASSOCIATION
ANNUAL MEETING
MINUTES
SEPTEMBER 2, 2016**

Call to Order:

Dick McKay, president of the association, called the meeting to order at 12:03 PM, per the required notice distributed to all owners. The meeting was held in the Anaconda meeting room, Anaconda Condominiums, Copper Mountain, CO.

Roll Call and Certification of Proxies:

Those present at the meeting introduced themselves.

Present:

Ted Scott	Unit 102
Dick & Barbara McKay	Unit 105
James and Kristen Dickinson	Unit 106
Ben Broughton	Unit 107
Joy Reinke	Unit 205
David Markenson	Unit 206
Stan and Sandi Sprinkle	Unit 207
Bobby Woodward	Unit 211
Sarah Wheatley & Duncan Roberts	Unit 305

Represented by Proxy:

Steve Sumner	Unit 101 &103
Alejandro Santa Cruz	Unit 201
Berg Trust	Unit 202

Others Present:

Tom Malmgren – Carbonate Property Management
Dallas Joss – Resident Manager

Proof of Notice:

It was noted that by virtue of those present that they received notice.

Reading and Approval of Minutes of Preceding Meeting:

There is one change to last minutes it has Duncan Roberts and Sara Wheatley as unit 304 and they are 305. Ben Broughton moved that the reading of the prior year's annual meeting minutes be dispensed with and that the minutes be approved with change. Seconded by Ted Scott and passed unanimously.

Reports of Officers:

Dick McKay reported that the Association has been very active over the past several months regarding numerous projects. The new landscaping wall was completed under the windows of building number 1 with several plants included. Tom and Dallas will look at alternatives to irrigating this area but like the landscaping to the right of the gate (no irrigation) Dallas is hand watering these areas for now.

Ted Scott, owner of 102, stated he is delighted with this new improvement to the building and thanked the board for completing this project. It was noted that the extension of the parking spaces at this location has not been a negative as some worried about. Dick went on to mention that sheet metal caps are being installed over the tops of the wooden balcony railings which will eliminate constant painting and maintenance of these areas. Stan Sprinkle inquired if the plan was to do the balcony tops off of each individual dining area. That work is not planned but will be looked at. The board has been focused mostly on renovations involving the hallways, as many comments have been made that the units are wonderful but the access to them is not up to par with the quality of the units themselves. The board is looking at new light fixtures in the hallways, new wall and ceiling surfaces are being considered, new carpeting, new base trim and casing around entry doors. New locksets are also on the boards list of things to be considered. Dick explained that they had hoped to have sample boards for the membership to view at this meeting, but they are not quite that far along yet. He stressed that discussions have been that this work would be done out of existing reserve funds and not require a special assessment. The membership supported the board's concept and were most complimentary of the fact that funding would not require a special assessment. Dick stated that board has looked at installation of sheet rock over the ceilings in the hallways but the bid to accomplish this was very high. The board did have a test conducted to see if asbestos was present in the ceiling popcorn material and it came back positive. The board wants to deal with this dated look, if possible. The board is also looking at upgrading the sauna and bathroom areas of building number 2 (adjacent to the hot tub), The repair work will be done on an ongoing basis as time and funds allow. Stan Sprinkle provided an update of the association's financial condition stating that the reserve fund will be approaching \$300,000 by year end. While he personally believes in a dues increase targeted at making the reserve fund even more healthy, the rest of the board strongly voiced a desire to not increase the dues this coming year. We do anticipate increases occurring in Cable TV/Internet costs and Water and Sewer costs, plus the cost of living increases that always seem to occur. Management has agreed to maintain present rates and not increase those costs this coming year. The board has not established a final budget yet, but the goal will be to maintain current dues. Stan did ask for a motion to transfer any operating surplus funds into the reserve account, to keep those funds from being taxable. Ted Scott made this motion, seconded by Duncan Roberts and the motion passed unanimously.

Report of Managing Agent:

Tom Malmgren thanked the board for their support and leadership. The major projects were already outlined by Dick. Additionally, a fan was installed under building number 3 to exhaust the moisture that occurs in that crawl space when the ground water/runoff occurs each spring. Evaluating the hallway improvements has been a time consuming process. Tom deferred more thorough explanations regarding specific projects to Dallas Joss, the resident manager. He did state that window washing was scheduled and that the interior stairway (closest to the dumpster) was being renovated. The stair treads are being removed and power washed to attempt to clean them as well as possible. The concrete steps will be painted (sides and bottoms: plus stringers) with a color suggested by the decorator that will tie in with future hallway improvements.

Report of Resident Manager:

Dallas reported on projects that he has worked on this past year. Continuing to upgrade and maintain the landscaping is a constant task. Cleanliness of the common hallways, bathrooms, saunas, the hot tub, etc. take a lot of his time. The membership specifically commented on suggestions for the hot tub area that he will take into account for the future. He did explain that increasing the size of the pump for the Jacuzzi jets was not recommended by the hot tub maintenance experts. Not only would this be expensive the noticeable difference was suggested to be not worth the cost and effort. The

board will continue to look at this as the current pump reaches the end of its useful life. Installation of a diverter at the entrance of building three (middle entry door) will be worked on this fall to hopefully eliminate the ice build-up at that location. Irrigation repair is another thing that has taken a bit of time this past year. Overall the building has been operating well and Dallas thanked the membership for the opportunity he and Shannon have to care for their property.

Election of Directors:

All terms for the Anaconda board of directors are for one year, per the By Laws. Thus, all 5 directors are up for re-election. Dick McKay outlined that the current board has all agreed to serve as candidates for the next year's election. Ben Broughton moved that the existing board members be nominated to be re-elected. This was seconded by Bobby Woodward. Nominations were closed.

Results of the election:

Stan Sprinkle, James Dickinson, Joy Reinke, Dick McKay and Steve Sumner

The newly elected board was congratulated and will have a meeting to elect officers immediately following this meeting.

Unfinished / Old Business:

Ben Broughton thanked the board for their work.

New and General Business:

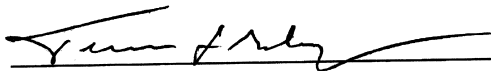
Board member information will be circulated to all owners. Stan asked that the roster of owners be circulated to all owners for their use.

Adjournment:

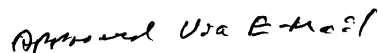
Ben Broughton moved that the meeting be adjourned. This was seconded by Ted Scott and passed unanimously.

Respectfully submitted,

Accepted:



Thomas J. Malmgren, Managing Agent



Dick McKay, President