

**ANACONDA CONDOMINIUM ASSOCIATION  
COPPER MOUNTAIN, COLORADO  
ANNUAL MEETING  
FRIDAY, SEPTEMBER 2, 2011  
ANACONDA MEETING ROOM, FIRST FLOOR, BUILDING 2**

I. **Call to Order:** The meeting was called to order by Dick McKay, President, at 12:00pm, as per the notice sent to all owners.

II. **Roll Call and Certification of Proxies**

Owners Present:

102-Ted Scott	203-Jim Culicia
103-Gary & Debra Schwartzkopf	205-Joy Reinke
104-Donna Wolford	207-Stan & Sandi Sprinkle
106-James & Kristen Dickinson	209-Joe Wilson
105-Dick McKay	211-Bobby Woodward
107-Ben Broughton	305-Duncan Roberts
202 & 208-Chris Wold	

Others Present:

Tom Malmgren, Managing Agent  
212-Lucas Rentch and Amanda Bell, Resident Managers

Proxies Received:

101,201, 204, 302

With these owners present and proxies received, 18 of 24 are represented, so a quorum to do business was established.

III. **Proof of Notice**

The meeting notice was mailed to all owners of record along with the agenda, financial information and 2010 annual minutes.

IV. **Reading and Approval of Minutes of Previous Meeting**

Ben Broughton moved to dispense with the reading of the previous minutes of 9/3/10, and approve the minutes as written. Seconded by Gary Schwartzkopf. Unanimous vote to accept.

V. **Reports of Officers**

Dick McKay, President

Siding issues: 3 Hardi boards are failing and the contractor will come after Labor Day to fix them, plus fix the flashing on building 1 that was not installed properly. The contractor, West Cost Builders, told Tom this was one of the toughest installations they had ever done. They will fix a couple problems that occurred during the slope modification for the parking lot, because the asphalt needed to be placed higher on the foundation wall. The siding will be under original warranty and the paint for 15 years.

Roof railings: repaired and soon to be painted; they will be safer now.

Cor-ten siding: The metal siding was originally screwed into drywall and has not held in all locations. A 14 page contract to cover the drywall with ½" plywood and re-attach has been signed, and work should begin on Tuesday. This will improve how the building looks, fireproofing and life of the metal. The rim system has also been sealed to prevent moisture from getting under the heated edge.

Hot tub cover: It cost \$700 and was custom made. The old one deteriorated significantly after 3 years, so we will watch this one closely and hopefully it will last longer.

Internet: The building is an isolation network so does not need a password, plus all buildings but 2 at Copper are under the Resort Internet system. Dick will ask to remove the password.

Fireplace inspections: wood fireplaces and common area extinguishers have been inspected, but gas fireplaces will be done in the fall. There is no fire alarm system at Anaconda, but each unit has smoke alarms.

Grills: No charcoal grills are allowed within 10 feet of a combustible material, and the decks are wood. The fire code says up to a 20# propane or electric grill are the only grills allowed. Tom removed a charcoal grill and briquettes from an upper deck. These are prohibited at Anaconda. The common grill next to the hot tub is available to all owners.

Website: Everything should be there, and thanks to Tom for staying on top of it. If you have any questions or problems, email [dick@mckay.org](mailto:dick@mckay.org).

Financial: Stan said the financials were sent to owners from the quarter ending June 2011. The parking lot project had not been paid then. Expenses were up for electric use, which was way over. Tom got a 3 year history from Xcel and it appears the heat tape is the main increase, up 40% this year. It was a cold winter with lots of snow, but thanks to Lucas, the snow removal costs went down. Tom met with the Copper Mountain base operations to make sure there will be no damage to the parking lot during snow removal this winter. Bobcats can push snow to the edges, but front end loaders are needed to pick up the piles. Tom thinks Copper is the best contractor because they have the manpower, equipment and place to dump snow. Bobcats require a lot of maintenance, so one would not be a good purchase for Anaconda.

2012 Budget: The annual 3% dues increase will begin next quarter, after the September year end. No special assessments are expected this year, and the objective 5 years ago was to maintain a small annual increase of 3% to keep an adequate reserve, thus avoiding a 10% or larger increase all at once. Large projects like parking lots and roofs will require a special assessment because of the large cost. The parking lot came in under budget at about \$110,000. A small portion involving the manhole near the gate is yet to be completed, and will be billed later.

Roof snow load: Donna is in charge of the investigation into how much weight the roofs can handle. Shoveling can damage flat roofs, so the Board wants to determine how often the roofs need to be cleaned and how much snow can be left. Billy Jack told Lucas to leave a 6" snow "cushion" but clear the edges to keep leaks from happening. Electricity to the heat tape needs to

be left on to be effective—it does not require as much energy when it is not snowing. Lucas mentioned that the snow blower is very heavy and difficult to carry up the stairs for upper levels, so an additional new lighter one will be purchased for the upper areas.

## **VI. Report of Managing Agent**

Tom Malmgren

The Board asked him to review the management functions to improve the quality of work. Tom apologized for not giving Lucas and Amanda the guidance and instruction necessary to complete all tasks expected of new resident managers. However, this last month they have worked very hard to recover the membership's confidence by cleaning the garages; emptying trash more frequently; cleaning the laundry, hot tub and common areas more often; and making sure the dumpster is not overflowing. They plan to continue at this level year round. Tom and the Board asked that any members notify them both of issues so they can stay on top of any situation. Discussion about the dumpster centered on the need to have the area in front plowed on pickup days or Waste Management will not stop; and that a dumpster pickup can be canceled when only partially filled to save the charges. Members noted that they appreciated the friendly attitude of the new managers.

Parking: There are 21 garages for 24 units. Tom and Lucas are working on a plan for outside parking. If you or a guest are parking temporarily, please at least leave a note so Lucas will know where to find you if your vehicle needs to be moved. The best plan is to always use the parking permits distributed to owners.

Storage: Always a challenge, but the goal is to maintain a clean look in the hallways. Benches must meet the fire code to allow a 42" clearance.

Water and Sewer rates: Tom noted that the Metro District is studying rates because the engineers determined that residential is subsidizing commercial. Rates should remain about the same for Anaconda. Owners are encouraged to conserve water whenever possible. Lucas and Amanda walk the halls daily and listen for running water which could indicate a running toilet or leak.

## **VII. Report of Resident Manager**

Included in the above discussion.

## **VIII. Election of Directors: All One Year Terms**

Dick McKay, Stan Sprinkle, Donna Wolford, and Joe Wilson are all willing to remain on the Board. Jim Culichia will not run again, and Dick thanked him and Lee Rosenbloom for their tireless work resolving the siding issues. Ted Scott moved to keep these 4 members on the Executive Board; seconded by Debbie Schwartzkopf. The call for votes resulted in all ayes with no opposition.

Ben Broughton nominated Chris Wold to fill the empty seat, which was seconded by James Dickinson. Stan Sprinkle then nominated Gary Schwartzkopf to fill the vacancy, which was seconded by Dick McKay. Each member gave a brief summary of their interest in being on the board. Paper ballots were handed out and counted. President Dick McKay announced later that Gary Schwartzkopf was elected with a majority of votes. Dick thanked him for his desire to be involved after 31 years of ownership at Anaconda.

## **IX. Unfinished/Old Business:**

Water Heaters: Owners are responsible for any damage caused to another unit by a failed water heater. The Board is requesting that each unit replace heaters over 10 years old to prevent any damage like caused in #105. Each owner must carry the liability and property damage coverage for their own unit interior and personal property.

Pet Policy: The revised policy states that only owners and their family members may have pets at Anaconda. Scott Harrison in #201 responded that he rents his unit as pet friendly and that he would hire an attorney if necessary; and that he was upset that it was passed without member input. The Board responded that they do in fact have the authority to enact policies for the good of the membership, and that they did so to minimize liability to the association from dogs on the premises; that renters do not have the level of care and responsibility that owners have regarding dogs which can create a health problem when waste is not picked up; or a nuisance when dogs are left and barking. Tom noted that the area around building #1 was covered with dog waste when they were clearing the area for the parking lot project. After much discussion, the consensus was that waste disposal bags would be available; owners should be able to determine if renters could have dogs in their units; and that a \$25/day fine be imposed if anyone fails to follow the rules. The revised policy will be forwarded to all owners and posted around the buildings.

IRS Resolutions: Ben Broughton moved to accept the 2 IRS Resolutions: One to transfer excess operating funds to the reserve fund for future expenses; and one to maintain a separate reserve fund account. Seconded by Joy Reinke. All aye votes.

#### **X. New Business**

POLA and Resort Chamber have proposed a surcharge, owners' dues increase and board restructure:

Question #1 on the ballot is whether to approve a mandatory 3% surcharge on all taxable sales in the entire Copper area, plus a mandatory 1% lodging surcharge for marketing, and a 350% increase in owner dues to supplement security and transportation. Funds would be dispensed by the Resort Chamber Board. The argument is that the East Village benefits from The Village Company events, security and transportation, and should therefore contribute.

Question #2 is whether to change the Chamber Board make-up to include 1 commercial and 1 residential representative from east, center, and west village and a position from POLA, the Metro District and the Village Company boards. Ballots will be mailed to owners in September.

Recycling: Waste Management charges \$40/month/container. The Village Company has started collecting as needed and hauling to a central pick up location. Tom will check to see what that would cost for Anaconda.

Paint for lockers: Paint would not stay on these metal surfaces.

#### **XI. Adjournment**

Ted Scott moved to adjourn the annual meeting at 1:45p.m. Seconded by Duncan Roberts. Unanimous approval.

Respectfully Submitted,

Accepted,

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Thomas J. Malmgren  
Managing Agent

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Richard W. McKay  
President