

**ANACONDA CONDOMINIUM ASSOCIATION  
COPPER MOUNTAIN, COLORADO  
ANNUAL MEETING  
FRIDAY, AUGUST 31, 2012  
ANACONDA MEETING ROOM, FIRST FLOOR, BUILDING 2**

I. **Call to Order:** The meeting was called to order by Dick McKay, President, at 12:05pm, per the notice sent to all owners.

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

Owners Present:

102-Ted Scott

103-Gary & Debra & Jess Schwartzkopf

104-Donna Wolford

105- Dick McKay

106-James Dickinson

205-Joy Reinke

206- Pat & Mike Faherty

207-Stan & Sandi Sprinkle

209-Joe Wilson

301- Eileen Maland

305-Sarah Wheatley

Others Present:

Tom Malmgren, Managing Agent

212-Nick and Tatiana Zherevchuk, Resident Managers

Proxies Received:

204 for Dick McKay, 211 for Bobby Woodward

With the owners present and proxies received, 13 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. The agenda, financial information and 2010 annual minutes were available online, or mailed to owners who requested them. Dick McKay noted that next year the entire packet should be mailed to all owners to improve attendance and proxy return. Only 5 people present downloaded the documents.

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

Mike Faherty moved to dispense with the reading of the previous minutes of 9/2/11, and approve the minutes as written. Seconded by Sarah Wheatley. Unanimous vote to accept.

V. **Reports of Officers**

Dick McKay, President

Dick reported outstanding, excellent news that this summer all is quiet. The new resident managers are doing an incredible job being pro-active with everything that needs to be done.

Recycling is in place and was possible with the smaller trash dumpster which is checked daily by the Village Company. It is weighed, so contractor disposal is not allowed.

Reserve Plan: The board is putting one together with Tom's expertise to get meaningful estimates for future replacement expenses for the next 5 – 15 years. The Board is saving \$5-7,000 by doing the study in-house. Contractors don't want to estimate costs for up to 5 years in the

future so it is difficult to get accurate figures. The goal is to avoid special assessments by keeping the Reserves at an adequate level. Right now, everything is in good shape, but the roof is probably the next large expense. Down spouts and gutters were installed, and a small snowblower will be purchased to keep the current roof in good shape as long as possible.

16 units pushed out the dining room wall, but the additional space was never recorded with Summit County. Unit 208 is in the process now, and all these units can be re-platted under one fee, costing around \$500 per unit instead of the higher cost for any future additions. These costs are the owners' responsibility for the respective units enlarged.

Stan Sprinkle, Financial

Stan said the financials were sent to owners for the quarter ending June 2012. Finances are in pretty good shape with a quarter to go in this fiscal year. The documents available to the Board from Tom's office are well presented. Stan reviews them quarterly.

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

Tom Malmgren

Tom thanked Stan for his time in reviewing the financial documents.

Nick and Tatiana have been the resident managers at Anaconda for 10 months, and have worked at Copper since 2009. Nick has been busy painting and shoveling. Tatiana takes good care of the hot tub and gives Tom a monthly report.

The contract with Copper Mountain for snow removal will begin 11/1/12 at the same rate as last year. They will be using smaller equipment like bobcats to avoid damage. Tom will have them plow over the grates to keep the drains open this year.

All items on decks need to be removed by the end of October to facilitate shoveling the decks. All items should be placed on the tree area, not in the garage.

Owners should notify Tom Malmgren or Nick if they see anything that needs fixed so problems can be addressed quickly. Leaks need to be repaired immediately to avoid damage. It was noted that there may be a problem with the sauna, which won't turn on half the time. Tom will have it checked by the electrician.

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

Nick presented a detailed list of the items he and Tatiana have completed or are working on: replaced all broken glass at exterior light fixtures, painted outside and inside of entry doors, installed new emergency lights in the halls, planted flowers around the hot tub, and cleaned all garages. Many bikes in the storage area are not marked. Tom will notify owners that all unmarked bikes will be removed at a date to be determined, so space can be made for owners who use their bikes.

Dick thanked Nick and Tatiana by giving them a bonus check of \$500 for their excellent care of the complex. The membership applauded.

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

Dick McKay, Stan Sprinkle, Donna Wolford, Gary Schwartzkopf and Joe Wilson are all willing to remain on the Board. Ted Scott moved to re-elect the current Board. Seconded by Mike Faherty. Unanimous approval.

**IX. Unfinished/Old Business:**

IRS Resolutions: Stan Sprinkle moved to accept the two IRS resolutions necessary to keep from paying taxes on annual funds received and deposited in the Reserve account, and authorizing excess Operating funds to be transferred to the Reserve account. Seconded by Sarah Wheatley. Unanimous approval from the membership.

Copper Coach: Call them to come pick you up @ 970-368-2002. Give them about 15-20 minutes advance notice. We pay for this service in our dues, so use it.

Nick reported that Anaconda has passed the annual fire inspection.

**X. New Business**

2012 Budget: The Board is recommending the usual 3% increase to hopefully avoid any larger increases in coming years. Currently, around \$20,000 is added to the Reserves annually. As mentioned, the Board is researching future costs so everyone has an idea of when and how much will be needed for large expenditures.

Cedar trim paint is peeling, and will be addressed next summer.

**XI. Adjournment**

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

Respectfully Submitted,

Accepted,

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Thomas J. Malmgren  
Managing Agent

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Richard W. McKay  
President