

Elk Run Homeowners Association

Annual Meeting

February 13, 2010

Ptarmigan Conference Room, Copper Mountain Conference Center

Minutes

Call to Order- The meeting was called to order by Mike Winn at 9:09 a.m.

Attendance and Quorum-Board Member in attendance were Mike Winn, John Wilhelms, Jim Stinehelfer, Dick McKay, and Paul Zlotoff. Present from Americana were Justin Connally and Ned Brandt. There was a quorum for the meeting.

Owners present:

Patricia Angelo

Tim Ober

Mark Hargis

Peter Orwick

Amy Orwick,

Leslie Winn

Ross Anderson

Tammy Anderson

Debra Kendle

Ann Marie Stinehelfer

Karen LeVasseur

Bruce LeVasseur

Beth Bailey

Mark Kendle

Jim Sullivan

Review and Approval of the 2009 Annual Meeting Minutes

- a. The 2009 minutes were reviewed. Tim Ober motioned to approve minutes as written, Mark Kendle seconded the motion. No objections; minutes were approved as written.

Presidents Report-Mike Winn

- a. The law firm of Orten, Cavanaugh, Richmond & Holmes is now representing Elk Run. This firm represents over 600 HOA's throughout Colorado.
- b. There is now an accurate homeowner directory, which should expedite issues that might arise. Owners will easily be able to contact each other through the directory.

Vice Presidents Report-John Wilhelms

- a. The 2009 improvements are completed. There were 6 stairways and landings replaced, giving Elk Run a more open appearance. Turner Morris has been doing a very good job on the roofs and the board is pleased with their work. There will be design work necessary for the 2010 Capital Construction work. Items such as the remaining stairways, EIFS, stone and other issues will be addressed. Construction is planned to start around May. The HOA is also pleased with the work that RE Construction has completed; they have been very responsive and professional in their approach with the Elk Run projects.

Treasurer/Secretary Report-Jim Stinehelfer

- a. Karen LeVasseur and Ned Brandt have been working on the accounting as a joint effort. The 2010 operating dues budget and capital dues have been decreased by 5%. The HOA is trying to be sensitive to the assessment each homeowner has to pay. Elk Run applied for a loan and has available up to \$1.2 million to use for exterior improvements to be completed in 2009 and 2010.. The goal is stay to keep construction on budget for 2010.
- b. Mark stated that we have implemented the new collections policy that was sent to all homeowners.

Property Management Report – Ned Brandt

- a. Americana has been doing mostly routine maintenance this year. The gate has been having some issues, which Americana has taken care of. One problem that still exists is that pressing 9 from your phone does not open the gate. Americana will check into this. Mike has mentioned that owners should not give out personal gate codes, but instead use the vendor codes for people who may be doing work in units. Americana has been working on getting the ice out of the driveways by both chipping ice and using ice melt. Jim Stinehelfer has a leak from one of the sprinkler heads in his kitchen. A discussion was held about the issue, or whether or not to check and possibly replace all old sprinkler heads.

Powder Corporation – Shedd Webster

- a. On December 18th, Powdr Corporation was introduced as the new owners of Copper Mountain. They are a privately held company that also owns Park City Resort in Utah.

Bylaws and Declarations

- a. Orten Cavanaugh has been working on revising the bylaws and declarations.
- b. A declarations committee needs to be organized that will report back to the HOA Board. There are some issues in the declarations that require a 2/3 majority rule to change. 4 people have volunteered, 1. Karen LeVasseur, 2. Mark Kendle, 3. Tim Ober, 4. Joe Bankoff. Joe Bankoff will post notices of meetings to be held by the Declarations Committee. All comments about this should be sent to Joe Bankoff.

Election of Officials

- a. Mark Kendle and Jim Steinhelfer were elected by acclamation to 3 year terms on the board.

Open Discussion

- a. Currently there are not any parking signs by the walkways. It was mentioned that maybe “No Parking” signs should be installed, because according to the property map, there is only one designated parking area.
- b. Mike congratulated everyone on a job well done.

Adjournment

- a. Mark motioned to adjourn the meeting at 11:35. All in favor.