

**Elk Run at Copper Mountain Condominiums Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 19, 2011**

Meeting called to order 1:35pm;

Board Members Present at Call to Order: Mike Winn, John Wilhelms, Cathy Stroud, Mark Kendle. A quorum was determined.

Owners Present: Gini Patterson

Joining later: Ann Marie Stinehelfer, Jim Stinehelfer

Copper Mtn: Eric Vogt

Old Business:

Mark Kendle reviewed Feb 2011 YTD financial results; there was discussion about certain over-budget and under-budget items; Eric Vogt gave details based on his experience with on-site costs and what we can do to control these in the future.

Management Update: EV noted water pooling and drainage issues had been worked on and will continue to be addressed over the summer so that this doesn't reoccur next winter.

Gini Patterson asked about snow/ice buildup on #14 roofline above garage; EV responded that this was not a concern.

Lighting: Installation of new outdoor light fixtures is nearly complete, to be followed up with installation of new light bulbs where necessary. Board consensus was that any outdoor bulbs on automatic on/off sensors should be installed by HOA. JW noted that the fixtures are smaller; EV noted that the properly sized CFLs need to be purchased from a lighting supplier.

New Business:

EV requested a short-list of capital budget items approved in advance by BOD. These included: lany remaining items from the approved renovation (landscaping; possible driveway modifications for improved drainage, sealcoat and asphalt repairs and any other follow up items); trash shed side door replacement (approx. \$2K); Reserve Study (approx. \$2K). EV to develop and circulate a capital budget spreadsheet.

Regarding driveway drainage, EV will coordinate a consultation with BOD, Copper Base Operations, RE Contractor, and drainage consultant, to determine what additional steps can be taken to avoid ice buildup and meltwater pooling.

Discussion held regarding storage of HOA building paint; for the indefinite future, Mike Winn agreed to store it in his garage, as all other options appeared too costly.

Discussion held regarding recent Copper Chamber/POLA consultant (EPS) study and recommendations to propose a 4-500% increase in HOA chamber membership dues. Much negative feedback was received from HOA presidents. Chamber's meeting scheduled for 4/23/11 was postponed to a later date to be determined.

Discussion regarding past due balance of assessment of unit #14 for additional construction work authorized and agreed to by owner. MW proposed Executive Session to discuss HOA options. EV to schedule.

Other Business:

EV to update and circulate his Project List spreadsheet prior to next Board meeting.

Gini Patterson (#13) requested time on next Board Meeting's agenda to present request for reimbursement for window broken in 2010. Requested HOA's Dispute Resolution policy required by CCIOA (EV to provide).

Next meeting schedule for Tuesday, June 21, 1:30pm.

Motion to Adjourn; meeting adjourned at 2:35pm.

Respectfully submitted,

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Mark Kendle, Treasurer