

**Elk Run at Copper Mountain Condominiums Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
June 21, 2011**

ATTENDEES:

Mark Hargis  
Mark Kendle  
Jim Stinehelfer  
Cathy Stroud  
Eric Vogt  
John Wilhelms  
Mike Winn

1. The meeting was called to order at 1:35 p.m.
2. All Board Members were present.
3. Introductions of Board Members and Homeowners attending the call.
4. Approval of Minutes from the following Meetings was postponed since they were unavailable for review:
  - a. February 13, 2011 - Annual General Meeting
  - b. February 13, 2011 - Board of Directors Meeting
  - c. April 19, 2011 - Board of Directors Meeting

5. Old Business

a. Financial Update:

Reviewed the April P&L figures

- Reviewed the positive variance in labor
- Electrical expense is over budget - heat tape for the complex is turned off
- All common area electrical lines have been moved to the HOA common panel
- Snow removal cost was down in April - Revised process was used for snow removal this winter; however, there is an expense overage of approximately 6K
- Insurance Claims for Units 8, 14, and 16: A zero loss is expected for Unit 14, and two \$1,000 deductibles are likely for Units 8 and 16 in June.
- Legal expenses are over budget but recovery from a delinquent homeowner is expected.
- Total of -\$4,000 to budget.

b. Management Update:

- Property Review - Mike Winn, John Wilhelms and Eric reviewed the complex for capital project cleanup, which will result in housekeeping items.
- Landscape - Committee is now actively reviewing landscaping requirements for review by the Board for approval, budget and purpose.
- Sprinkler System - Sprinklers activated and normal startup repairs addressed.
- Lights - All are being reviewed for repairs

- Asphalt - Bids are being obtained for resurfacing purposes.
- Surface Water Drainage – Mike and John to meet with the entire team in August
- Roof Water Management - This item is on the project list and will be a challenging item to rectify.
- Trash Area Garage Door - Replacement of this door is expected to be completed within two weeks.
- Landscaping Drawings - Eric will provide drawings to Debbie Kendle for Landscaping Committee review. Eric offered assistance with planting efforts.
- Berm Adjacent Unit #10 - Committee and Board will insure improvement of the view from Unit #10 in regard to landscaping improvements.

#### 6. New Business

a. Homeowner Appeal - Gini Patterson requested review for the second time of compensation for a broken window. Since Gini was not present to discuss the matter, a motion was made by Mark Kendle and seconded by John Wilhelms to deny any further discussion or potential compensation to her. The motion passed unanimously.

#### 7. Other Business

a. Unit #14 Legal Action: The Board is proceeding with legal foreclosure action against Paul Zlotoff for the \$28,000 owed, since September 2010, for additional exterior improvements to unit 14. Also the owner owes the HOA a late payment fee of approximately \$3,000 and all legal fees incurred for the collection.

b. Easement Agreement - Unit #14 - This agreement has not yet been completed but will not result in charges from Unit #14.

8. Next Board Meeting - The next meeting will be held on Tuesday, August 30, at 1:30 p.m. MT.

#### 9. Adjournment

The motion to adjourn at 2:15 p.m. was unanimously approved.

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Respectfully submitted,

James E Stinehelfer  
Secretary - Elk Run HOA