

**Elk Run at Copper Mountain Condominium Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 17, 2010**

1. Call to Order

Mike Winn called the meeting to order at 2 p.m. MDT.

2. Determination of Quorum

Quorum of Board Members Confirmed (Mike Winn, John Wilhelms, Jim Stinehelfer)

3. Introduction of People in Attendance

Board Members in Attendance

Mike Winn – President
John Wilhelms - Vice President
Jim Stinehelfer - Secretary

Members in Attendance

Beth Bailey - Unit 21
Dick McKay - Unit 15
Ann Marie Stinehelfer - Unit 10

Others in Attendance

Eric Vogt - Copper Mountain

4. Review and Approval of Previous BOD Meeting Minutes

Motion to approve May 18 and June 15, 2010 Minutes as presented was made by John Wilhelms.
Motion was seconded and unanimously approved.

July 20 and August 17, 2010 BOD Meeting Minutes will be considered "as proposed" to allow time for review and will be approved at the next Board Meeting.

5. Old Business:

a. CPC Update as reported by John Wilhelms:

- Concrete replaced at entrance to complex on Friday, August 13 and will cure for another week before access is allowed.
- Asphalt patching will be completed on the remainder of the drive area.
- Board has recommended approval for an additional 100K of expenditure for capital repairs to be reviewed with the Association Members in a meeting on August 26, with votes to be submitted by August 31.
- Dick McKay asked about aspen trees that have been removed near his stairs. Mike Winn requested that he send a note to the Board regarding this "punch list" item to be reviewed with Tom Hein. John Wilhelms indicated that some landscaping repairs will be completed before winter (reseeding, certain replacement items, etc.)

Labor Day Weekend Status:

- Painting, concrete, asphalt work is targeted to be complete (weather permitting) so access to garages should be available.
- Some limitations in the overflow parking area since some equipment will remain
- Stairs may or may not be completely installed
- Homeowners should continue to advise Jim Sullivan of occupancy in units, which must continue to be reported to the Fire Department until construction is complete.

b. FC Update

- Karen LeVasseur and Mark Kendle continue to work with Eric Vogt, Laurie Miles and Susan Hammock on conversion of the financials from Americana to Copper Mountain.
- Americana and Copper produced the June financials, which were reviewed by Karen.
- July financials were solely prepared by Copper.
- Copper now has full bank and APR access.

c. LAC Update

- Joe Bankoff has managed the review and revision of the Elk Run By Laws and Declarations.
- Board will review the ByLaws and Declarations for approval later in this meeting.
- Redlined and clean copies of the ByLaws and Declarations have been distributed to all Homeowners for review prior to the August 26 Homeowner Meeting.
- Homeowner approval will be conducted via Ballot to be submitted to Eric Vogt by August 31.
- Parking has been moved from the ByLaws to the Declarations to enable all Homeowners to vote on any revisions to this policy, rather than just the Board.

d. Management Update

- Eric reported he continues to work closely with Tom Hein (RE) to monitor the construction activity, access issues, sprinkler and water room access, etc.

6. New Business

a. Approval of Amended and Restated ByLaws

- Mike Winn advised that our law firm has been involved with the CCIOA requirements for many years, which has resulted in clear and up to date ByLaws for Elk Run.
- Motion to Approve the Amended and Restated Bylaws was made by John Wilhelms. Motion was seconded and approved unanimously.

b. Discuss Broken Window of Unit 13

- Gini Patterson was unable to join the meeting so this item was not discussed.

7. Other Business

- None

8. Next Board Meeting

- Shedd Webster had previously inquired about the monthly frequency of the Board Meetings. Mike advised that until the construction projects are completed, we will continue to meet monthly. Subsequent to that activity, meeting frequency will again be reviewed and modified.
- The next Board Meeting will be held on Tuesday, September 28, at 2 p.m. MT.

9. Adjournment

Respectfully submitted by Jim Stinehelfer, Secretary

Jim Stinehelfer, Association Secretary

Date