

**Elk Run at Copper Mountain Condominiums Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 30, 2011**

The meeting was called to order by Mike Winn at 1:30 MDT. All members of the Board were present and a quorum was declared. Introductions were performed.

Mike Winn, John Wilhelm, Mark Kendle, Cathy Stroud, Jim Stinehelfer

Home owners present included Joe Bankoff, John Marten, and Kate Malchow

Eric Vogt from Copper Association Management was also present

4) Approval of previous minutes

Minutes from February 13, 2011 Annual General Meeting

Minutes from February 13, 2011 Board of Directors Meeting

Minutes from April 19, 2011 Board of Director Meeting

Minutes from June 21, 2011 Board of Directors Meeting

All meeting minutes were approved by motion from Cathy and seconded by Mark with direction to Eric to correct several spelling errors of people's names.

5) Old Business

- A) Legal Update-legal action for non- payment by the owner of unit 14 has been filed with the county. Expectation is we will settle within the month of September.
- B) Financial Update-Eric reported on June financial results. We are slightly over budget in three areas
 - i. Snow removal-big year
 - ii. Electrical cost of heat tape and sprinkler rooms now all moved to HOA panel and not fully budgeted for.
 - iii. Legal cost- Associated with action to gain payment for work performed on unit 14 which we expect to recover when we settle with unit 14 owner.
- C) Management-Reviewed Eric's action list with good progress reported on all issues.
 - i. Staying ahead of snow removal and ice removal issue for 2012 is a priority
 - ii. Looking at downspout issue where placement by windows has blocked views

- iii. Reviewing landscaping plans for cost benefit. Wish to thank the landscape committee for excellent contributions.
- iv. Requested bids for reserve analysis from ARS and Borne
- v. Multiple pads and portions of driveways will be removed and replaced over the week of September 12th under warranty. Work was substandard. Manager will advise homeowners that access will be very difficult this week.

6) New Business

- A) Landscape-Review of the Landscape plans submitted by Neils Lunceford of Silverthorne is in progress. Some effort to revise the scope of the project is likely required
- B) There was an offer from Cathy Stroud to have an informal walk around to discuss landscape options set for 5pm Saturday afternoon (later moved to 11 am).
- C) Review a roof repair plan offered by Turner Morris and advised Eric to proceed with roof repairs as part of our normal operating budgets.

7) There was no other business

8) The next Board meeting is scheduled for Thursday, October 20, 2011 at 1:30pm MDT.

Meeting was adjourned at 2:10 MDT.

Jim Stinehelfer, Secretary

Elk Run HOA