

**Elk Run at Copper Mountain Condominium Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
September 28, 2010**

**1. Call to Order**

Mike Winn called the meeting to order at 2:09 p.m. MDT.

**2. Determination of Quorum**

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

**3. Introduction of People in Attendance**

Eric Vogt - Copper Mountain

Mike Winn - President

John Wilhelms - Vice President

Jim Stinehelfer - Secretary

Mark Kendle - Treasurer

Other Attendees:

Ann Marie Stinehelfer - Unit 10

**4. Review and Approval of Previous BOD Meeting Minutes**

Jim Stinehelfer moved that the August 17, 2010 Board Meeting Minutes be approved as submitted. Motion was seconded and carried unanimously.

**5. Old Business:**

a. CPC Update as reported by John Wilhelms:

- Deck Coating in process.
- Garage doors to be painted.
- Finish work / punch list items to be completed by RE by October 8.

b. FC Update

- July financials approved and will be reviewed and posted. First report is normally provided in 30-45 days.
- Mark Kendle requested a copy of the financials as soon as possible.

c. LAC Update

- Final notice sent on 9/24/10 to mortgagees regarding revised Declarations, with 30 days to respond with any issues. None are expected.
- Candye expects to file the Declarations with the County during October.

#### d. Management Update

- Window cleaning and irrigation cleanout were contracted by management and have been completed.
- Mortgagee notification of Declarations sent on 9/24/10. No response is considered affirmative, and no issues are expected.
- Eric Vogt emailed draft of the Project List to all Board Members and will use this to help maintain communication and progress on projects moving forward.
- Sprinkler room heating discussed. Portable heaters are not allowed and standard wall heating vents have or should be installed. Unit #10 has been completed.
- Installation of lights in both sides of the Trash / Storage Garage was approved at a cost of approximately \$400.
- Fire prevention system inspection scheduled for October 11 with Metro State, who is a primary vendor for Copper. Eric agreed to carefully monitor their work based on previous issues with their service. It was noted that backflow inspections / service continues to be provided by Allied.
- Requested that Eric insure vendor / phone number information in the sprinkler rooms be updated.
- Fireplaces have been inspected by contractor hired by management, and recommendation was for this service every two years.
- Boilers inspections are recommended every year if used for heat and hot water. If only used for hot water, recommendation is biannually. Discussion followed regarding HOA scheduling boiler inspections for all units or having owner retain that responsibility. Eric will review the process of imposing services on HOA members and provide the Board input.

### 6. New Business

#### a. Collection Policy

- 2005 Collection Policy was superseded by a letter published in 2009 specifying the following policy:

Billing Date: 30 days before due date (e.g., September 1, 2010 for fourth quarter invoice)

Due Date: 30 days after billing date (e.g., October 1, 2010 - first day of quarter)

Overdue: 30 days after due date (e.g., November 1, 2010) - levy 10% penalty

60 days after due date (e.g., December 1, 2010) - Warning Letter

90 days after due date (e.g., January 1, 2011) - Send to Attorney for Collection

Eric will review this policy with Candyce and generate a written policy to be reviewed at the next Board Meeting for a vote on resolution.

### 7. Other Business:

a. Mark Kendle requested approval to replace the bear statue and bird feeder hooks on his back deck, which are subject to architectural review and approval. Jim Stinehelfer moved to allow this. Motion was seconded and carried unanimously with Mark Kendle abstaining.

#### b. Website Updates

- Eric to contact the HOA Website contact and arrange for updates and posting of the past year's financials and minutes.

c. Copper Mountain Discounts for Board Members

- Eric advised that Powdr-Copper Mountain, Inc., have eliminated discounts on season passes or other resort offerings. Their rationale is based on the fact that pricing is currently among the lowest offered by other comparable ski resorts.

d. Bird Netting - Request to include this work as part of the November Construction Draw. Mark Kendle moved that this work be completed this fall. Motion was seconded and carried unanimously.

**8. Next Meeting: Thursday, October 28 at 2 p.m. MT**

- Will review change to frequency of Board Meetings at that time.

**9. Adjournment**

Respectfully submitted by Jim Stinehelfer, Secretary

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Jim Stinehelfer, Association Secretary

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Date