

ITEM	DESCRIPTION	WHO/WHOM	PROJECTED COMPLETION DATE	ACTION NOTES & UPDATE INFORMATION
1	T-M repairs unsightly and questions remain as to unrepaired damage on adjacent valley.	TPARP	DONE	Unit owner unhappy with the appearance of the work. Met with T-M [Hubbard] to discuss solution. T-M agreed with assessment and will get back soon with a solution.
2	Entrance berm unsightly. Ped walkway relocation.	TP	Next Summer	Survey reveals need to move eastern berm and plantings. Also that there is room adjacent to northern gate pillar to encompass a ped walkway at that location. N-L asked to prepare an informal proposal to solve both the access and landscape problems. Any actual earth moving will have to wait until October if we wish to save the existing trees.
3	check concrete slab at entry gate and garage pads and fill cracks as necessary	ARP	09/01/05	
4	Copper scuppers- appearance & function	ARP	09/01/05	Neale to coordinate with Turner Morris.
5	Complete stone mulch areas	ARP	Next summer	N-L to estimate following Sones-Mac plan
6	natural grass renovation on SE & SW sides	TOM/ARP	10/01/05	Renovate this fall following Sones-Mac instructions
7	Water infiltration on unit #17	ARP	10/01/05	Improve surface drainage
8	Replace bent stair treads	DONE	08/15/05	DONE
9	Check new mats placed on landings and stair treads	ARP	6/15/2005 8/15/05	Cut walkway mats into manageable lengths & relocate. Trim all mats to ensure safe fit.
10	Caulk and repair all walkways and decks as needed	DONE	8/15/05	Temporary solution. A thorough power wash and repaint and caulk will be placed on a revolving maintenance schedule.
11	Obtain roof modification plans from Turner-Morris	DONE	08/15/05	PMZ has clarified request to T-M and new plans are on the way
12	Fire sprinkler inspection, repairs and freeze protection	ARP	08/15/05	Rocky Mtn Fire has been contracted to do the work.
13	Tree lighting system - upgrade HOLD PENDING LANDSCAPE CHANGES	ARP	10/15/05	Redo the present system to avoid disruption of service by snow storage, landscape workers, etc.
14	Make revision in Operations Manual to Parking Regs	BOD	08/16/05	New regs drafted by PMZ for ratification at BOD meeting
15	Develop drainage plan for drive intersection	TP	Next Summer	N-L to present plan and estimate for review
16	Swallow mud nest construction	ARP/TP	Spring '06	Looking into preventative actions because removal is so costly
17	Proposal to avoid dangerous ice build up above unit #19.	ARP	08/15/05	T-M to report solution back to ARP
18	Review need to seal coat drives	BOD	Spring '06	Preventative maintenance issue
19	Investigate collaborating with other Copper Mtn HOAs on snow removal	ARP	10/15/05	Tom to continue to pursue agreement with Copper Mtn [Chris Colman] while ARP pursues other options.

20	Wash exterior windows	ARP	10/01/05	
21	Develop preventative maintenance plan	TP	Spring '06	Identify those preventative maintenance items that are most cost effective if approached in a scheduled manner and develop such schedule. Examples: Exerior painting, caulking, sealing, washing, etc.
22	Develop strategy with atty for seeking compensation from Fling re faulty roof repairs	TP	08/15/05	
23	Have Copper move boulders at front entrance	ARP	10/01/05	
24	Purchase new icicle removal tool	ARP	11/01/05	
25	Take pictures of Fling work for atty	ARP	11/01/05	