

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Tuesday, April 18th at 12:00am
Teleconference

- I. The meeting was called to Order at 12:03am.
- II. Present at the meeting were Paul Zlotoff, Dick Angelo, Dick McKay, and Tom Parsons. Neale Miller was present from Americana Resort Properties.
- III. PUD
 1. Letter sent out to all homeowners about plans for Hard Rock Hotel (4 star hotel) with photos. This plan has yet to be approved.
 2. Many questions from BOD about details of Hard Rock.
 3. Dick McKay stated that the plans show that areas of the golf course will be replaced with condos.
 4. Paul Zlotoff concerned about density per acreage- could lead to height issue. Paul shared this concern with John Wheatley, VP Development.
 5. Paul stated that larger issue is 8th hole location on golf course- could lead to teeing off toward Elk Run. Assn needs to fight this issue now rather than later.
 6. Paul proposed to engage Ron Carlson, Elk Run attorney, to write letter to County Commissioners about PUD. Elk Run needs to go on the record.
 7. Letter will state that Elk Run needs better communication and more details to endorse the PUD.
 8. Paul suggested that a golf course consultant be hired to look at the PUD plans and its' effect on Elk Run.
 9. Need to talk to other Assn Board of Directors to see if they want to come together to influence CMI in the direction that homeowners want.
- IV. Snow Removal
 1. Anaconda and Copper Valley getting snow removed at much lower cost by CMI than bid for Elk Run.
- V. Action Plan
 1. Completed Items-
 - a. Plumber fixed low water pressure in Bldg 204
 2. Scheduled Items-
 - a. Letter to PUD
 - b. Phone line schematic
 - c. Parking Instruction Sign completed- need to place on gate instructions
 - d. Install plexiglass on #10 Elk Run
 - e. Stone mulch areas btwn parking pads- look at Sones Mac plan and look at how should proceed with landscaping
 3. Ongoing Items-
 - a. Ron Carlson to review and make recommendation for insurance
 - b. Locating Engineering/Architecture firm

* Next Board meeting scheduled for Tuesday, May 23rd at noon mountain time.

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
	DATE REVISED= 5/5/06			Next meeting = 5/23/06, noon, conference call
1	Have atty RC review insurance portfolio	TP / RC	5/11/06	Note: Put this item on annual review basis
2	RC recommendation for Fling matter	TP / RC	5/11/06	
4	Locate parking instr sign on top of gate box	TP	5/15/06	
5	Enter storage shed lock comination in Oper Manual	ARP	5/15/06	Get information to Dick McKay in format requested.
6	Schedule plastic shield for #10 window	ARP/TP	5/15/06	Explain preferred option to unit owner. Implement if approved.
7	Rear decks - determine maintenance needs	ARP	5/15/06	
8	Rear decks - measure for mats/est. purchase cost	ARP	5/15/06	
9	Asphalt roadway - determine maint. Needs	ARP	5/15/06	Crack repair, resealing
10	Exterminate rodents degrading landscape	ARP	5/15/06	Contract with exterminator
11	Have 2 bids for gounds maintenance	ARP	5/15/06	
12	Get 2 bids for replanting vegetation	ARP	5/15/06	Improve concealment value of side visual concealment berm
13	Front decks - determine maintenance needs	ARP	5/15/06	
14	Assessment of all roofs for repair needs	ARP	5/19/06	Turner-Morris
15	Bird netting installed	ARP	5/21/06	
16	Report progress on snow removal solutions	ARP	5/23/06	Include looking at a joint venture with ther HOAs
17	Recommend Engr/Arch firm	TP	5/23/06	Ped walkway ice problem on two buildings -
18	Get 2 bids for stone mulch betw parking pads	ARP	5/23/06	
19	Report on negotiations with county re berm	TP / RC	5/23/06	Tom to coordinate w/RC atty
20	Report progress on snow removal for 06/07	ARP	5/23/06	Look at all options
21	Landscape drip system -	ARP	5/31/06	Priority Item - Repair and reconfigure as needed
22	T-M repairs unsightly - McKay's unit	ARP	6/1/06	
23	Decision regarding gate phone line	ARP	6/1/06	Likely source of some gate malfunction
24	Change gate codes	ARP	6/1/06	
25	Replace bent strair treads	ARP	6/15/06	
26	Replace trees and shrubs as needed	ARP	6/15/06	2 bids [include concealment of util equip south of bldg 214]
27	Rennovate grass south boundary area	ARP	6/15/06	To be done by landscape maintenance contractor
28	Interior damage repair unit #15, #11	ARP	6/30/06	COMBINED DRYWALL REPAIR PROJECT
29	Complete garage door repairs	ARP	6/30/06	Coordinate with snow removal contractor
30	Entry perennial planting	ARP	6/30/06	Upgrade - contract lawn maint. Company
31	Stucco repair	ARP	7/1/06	Contract this work out on T&M basis
32	Copper scuppers- also caulk hand rails	BOD	7/31/06	Put on summer schedule

33	Develop fall maintenance check list	ARP	8/1/06	
34	Develop roof replacement schedule	BOD	8/31/06	
35	6 mos trial for recycling with EOW pickup	ARP	9/15/06	Inform owners of program - evaluate for Sept. BOD meeting
36	Window cleaning	ARP	9/15/06	
37	Gate operation problems	TOM	ASAP	Maintenance contract in process
38	Atty to contact PMZ regarding ER postion on PUD	TP	DONE	
39	Complete stone mulch areas GET 2 BIDS	ARP	ON HOLD	Are less expensive options for improving appearahce?
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41				
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