

**The Elk Run at Copper Mountain Homeowners Assn.**  
Board of Directors Meeting  
Monday, April 23, 2007  
Conference Call

- I. Call to Order 10:38am
- II. Present at the meeting were Paul Zlotoff, Dick Angelo, Dick McKay, and Tom Parsons. Neale Miller was present from Americana Resort Properties.
- III. Discussion of Homeowner Letter
  - A. Add survey to homeowner letter.
  - B. Need to send homeowner letter to Ron Carlson for review
  - C. Discussion on amending bylaws for parking regulations.
  - D. Board made resolution to amend bylaws.
- IV. County and the Eastern Berm
  - A. County says not responsible for moving rocks.
  - B. County will pay for 3 or 4 trees (# of trees to be determined).
  - C. County committed to fixing any mistakes made by its operator in the future.
- V. Action Plan
  - A. Completed Items
    1. Miriam Green will take care of landscaping this summer.  
Jamie McCloskey from Sones Mac will do occasional checks of property.
  - B. Ongoing Items
    1. Meeting with General Contractors to choose a contractor.
    2. Need to have Tom Peterson, architect, look at dryvit and stone repair.
    3. Repair roof leak #15: coming in from chimney.
  - C. Items Added
    1. Paint living room wall at #15 where roof leaked.
- VI. Discussion on Roof Sliding
  - A. Concerns were expressed for the snow/ice buildup on the north side of bldg #224. Confidence was expressed in Turner-Morris being the experts. Tom agreed to bring the matter to Mark Hubbard's attention to look at the current situation which exists [which has been done] and to factor those observations into their recommended solution.
- VII. Send letter to Mark Hubbard saying that warranty language applies to buildings 224 and 214.
- VIII. Next Board Meeting- 1pm May 15 Mountain time.
- IX. Meeting adjourned at 11:42 am.

Respectfully Submitted By:  
Neale Miller  
Association Representative

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
ACTION PLAN FROM 4/23/07 BOD MEETING				
1	Determine entity of responsibility for balconies	ARP	5/15/07	
2	Select GC for project supervision	TP	5/15/07	
3	Sones-Mac to supervise landscape contractor	TP	5/15/07	ARP has selected a contractor.
4	Solution for walkway btw #224 & #234	PMZ	5/15/07	
5	Confirm with T-M warranty for #224 & #234	ARP	5/15/07	
6	Prioritize deck, stucco & stone repair & obtain bids Sones-Mac to design & cost out landscape request	ARP/TP	6/1/07	Will involve architect and GC from the outset of planning
7	for the Stinehelpers [unit #10] Long range solution to ice problem with the exposed	TP	6/1/07	RE: purpose to further conceal transformer from view
8	walkway decks	ARCH	6/1/07	
9	Assess maintenance needs of balconies	ARP	6/15/07	
10	Asphalt roadway - assess repair needs	ARP	6/15/07	
11	Renovate grass south boundary area	ARP	6/15/07	
12	Repair roof leak #15	ARP	ASAP	T-M will schedule for summer
13	Negotiate east boundary berm solution with county	TP	ongoing	Cnty has agreed to compensate for tree damage
14	Track potential ice buildup on stairs and decks	ARP	ongoing	
15	<i>Fling legal matter</i>	<i>TP / RC</i>	<i>ongoing</i>	<i>Fling's attorney has requested jury trial</i>
16	Complete stone mulch areas south side	ARP	budget**	
17	Complete stone mulch between parking pads	ARP	budget**	

\*\*Schedule as budget permits