

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Monday, August 14th 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 and Ned Brandt were present from Americana Resort Properties.
 - 1. Budget / Financials
 - 2. 2006 Budget
 - a. Dick Angelo stated that at present Elk Run needs to spend on essential items such as stucco repair and roofs instead of non-essential items such as additional trees in order to save funds for roof replacement.
 - b. Stucco repair will cost more than expected this year.
 - c. Neale and Tom to create a capital expense budget.
 - d. Americana to receive Board approval before sending each Turner Morris payment.
 - e. Board will meet in December to review a 5 year roof replacement schedule.

- III. Roofing
 - 1. Dick Angelo suggested having Ron Carlson, Elk Run Attorney, review roof warranty. Board approved.
 - 2. Paul Zlotoff has spoken at length with Turner Morris about the warranty.

- IV. Insurance
 - 1. Effective 09/01/06- Elk Run will change to American Family Insurance.

- V. Action Plan
 - 1. Snow removal still is a challenge.
 - 2. Tom Parsons investigated cost of bobcat for CMI to operate. Bobcat will cost \$1350/month to rent.
 - 3. Update on eastern berm- TP reported that he continues to work with Sones Mac and the county about berm.
 - 4. Contracting with Freddie Valdez as an Elk Run architect.

* Next Board meeting scheduled for Tuesday, September 12th 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
	8/14/2006 Revised 9/8/2006 for 9/12 BOD meeting			
1	Schedule Window cleaning	ARP	9/12/06	DONE
2	Progress review for #224 & 234 re-roofing	TP/PZ	9/12/06	
3	Improving BOD communication with home owners	BOD	9/12/06	
4	Review home owner feedback	BOD	9/12/06	
5	Sones'Mac berm design	TP/PZ	9/12/06	DESIGN COMPLETED - DISCUSS
67	6 mos trial for recycling with EOW pickup	ARP	9/12/06	Evaluate
8	Water proof exposed decks	ARP	9/15/06	In progress
9	Improve water drainage from exposed decks	ARP	9/15/06	In progress
10	Interior damage repair unit #15, #11, #1, #12	ARP	9/30/06	Contract drywall repair in progress
11	Develop fall maintenance check list	ARP	9/30/06	
	Stucco repair	ARP	10/15/06	Had work re-bid. Damage NOT due to water drainage problems to be done first. Remainder to wait for drainage modifications.
12				
13	Asphalt roadway -	ARP	10/15/06	TP waiting appt. call from Bob Thompson
14	Renovate grass south boundary area	ARP	10/15/06	ARP to do just before snow flies
15	Change gate codes	ARP	10/15/06	During fall low season
16	Sarnafil valley to prevent dangerous ice on #19	ARP	10/15/06	T-M will do as schedule permits
17	Repair of stone on deck support columns	ARP	10/15/06	To proceed upon improving water drainage from decks
18	Complete stone mulch areas south side	ARP	ON HOLD	POSTONE THIS YEAR
	Long range solution to ice problem with the exposed			
19	walkway decks	PZ/TP	ON HOLD	CONSULT WITH ARCHITECT
20	Rear decks - determine maintenance needs	ARP	ONGOING	POSTPONE FOR BOD DISCUSSION
21	Rear decks - measure for mats/est. purchase cost	ARP	ONGOING	POSTPONE FOR BOD DISCUSSION
22	Complete stone mulch between parking pads	ARP	ON HOLD	
23	Develop roof replacement schedule	BOD	ONGOING	Finalize at December Board meeting
24	Snow removal options for winter	ARP/DM	ONGOING	
25	Fling legal matter	TP / RC	ONGOING	
32	PUD communication with CMI	PZ	ONGOING	
26	2007 and Capital Ex Budget Discussion	BOD	ONGOING	Finalize at December Board meeting at Elk Run

27 Negotiate berm solution with county TP ONGOING

NOTES: UNIT #18 HAS WATER DAMAGE
ATTRIBUTABLE TO FLING REPAIR. HAVE ASKED T-M
TO VERIFY THAT THE FLING REPAIR IS THE SOURCE
OF H2O INFILTRATION. UNIT OWNERS REPORT TO
ARP THAT DAMAGE IS INTERFERING WITH THEIR
ABILITY TO SELL.