

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Friday, August 15, 2008

Conference Call: 10:30 a.m. (MST)

- I. Call to Order 10:43am
- II. Present for the tele-conference were Dick Angelo, Tom Parsons. Ned Brandt and Mary Stock were present from Americana Resort Properties.
- III. Capital Expenditures:
 - A. No decision to expend monies on capitol projects.
 - B. Tom Parsons and Dick McKay are scheduled to meet with Mike Winn in regards to the CPC on 7/17/08.
- IV. Action Plan
 - A. Old Items:
 - i. Americana has not been able to make any head way with the attorney in regards to the declaration change.
 - ii. Americana will follow up with Turner Morris in regards to the leak reported above #6. Interior damage repair will be held off until leak solution is found.
 - B. New Items:
 - i. Turner Morris did the balcony assessment and the report is due this week.
 - A. Interior damage to the Winn's unit (20) due to the balcony leak will be held off until this report is generated and solution confirmed.
 - ii. Drywall repairs will be done in building 204 units, since the possibility of leakage is being taken care of with the new roof.
- V. Financials:
 - A. Will be available tomorrow and sent out by Americana.
- VI. Next Board Meeting – Email will be sent out to confirm with other BOD members on an acceptable meeting date/time.
- VII. Meeting adjourned at 11:46 am

Respectfully Submitted By:
Mary Stock
Americana Resort Properties

	A	B	C	D	E
	ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1					
2		REFERENCE 8/15/2008 BOARD MEETING			
3					
4	1	Invite Cap Proj Chair to 8/29 mtg.	TP	8/15/08	
5	2	Facilities review BOD meeting at complex		8/29/08	3:00 p.m. at DA's
6	3	Asphalt drives - fill cracks/seal coat to wait	ARP	9/15/08	Estimated at \$2000
7	4	<i>Roof water diversion from #219, 214 & 224</i>	<i>TP</i>	<i>9/15/08</i>	<i>\$20,000 expenditure authorized</i>
8	5	<i>Notify owner - Garage door damage policy change</i>	<i>ARP</i>	<i>9/15/08</i>	<i>HOA to accept limited liability for repairs</i>
9	6	<i>Notify all owners re keeping balconies maintained</i>	<i>ARP</i>	<i>9/15/08</i>	
10	7	<i>Change gate access code for winter</i>	<i>ARP</i>	<i>10/15/08</i>	