

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Thursday, August 27, 2009
Conference Call: 11:00 a.m. (MST)

- I. Call to Order 11:10 am
- II. Present for the meeting were Mike Winn, Jim Stinehelfer, John Wilhelms, and Dick McKay. Justin Connally and Ned Brandt were present from Americana Resort Properties.
- III. CPC Report
 - A. The contractor for this year's work has been changed, due to contract and scheduling issues, from Devine to Reconstruction Experts.
 - B. Scheduled start date on the stairs is after Labor Day.
 - C. Turner Morris was determined to have provided a competitive bid and Elk Run is proceeding with them for the roof work.
- IV. Financials
 - A. No report as July was not complete. When completed the financials will be forwarded to board members. They will be put in the new format and forwarded to homeowners quarterly.
- V. Legal
 - A. The legal focus has been on standardizing contracts for the facilities work to be done. An update on the review and possible modification of the Bylaws and Declarations has been deferred for 30 days.
- VI. Old Business
 - A. Painting is in progress on the 209 deck. The finish looks appropriate.
 - B. Americana will call Foxpine to inquire about the status of their shed. It will be requested again that they repair it this year.
 - C. Citywide Bank has been selected for the improvement loan. The documents are substantially complete and the loan should be closed within the next 10 days.
 - D. There are 3 homeowners who are delinquent with their dues. Americana will call all three.
 - E. Americana will email Tom Loos about the final Travis invoice to see when they will provide a corrected billing for the 209 deck project that excludes the work done directly for Copper Mountain. This work was to be billed directly to Copper but was included on the Elk Run invoice.
 - F. Americana is still working on trying to get a group gate maintenance contract together. It is hoped that a firm answer can be obtained within 2 weeks.
 - G. The web site domain name is in the control of the webmaster who recently passed away. Mike Winn will work with an attorney to get a death certificate which is necessary in order to gain control of the domain name on behalf of the association.
- VII. New Business
 - A. Window trim is coming apart on the lower window sill over the unit 12 garage.
 - B. Chimney rock is falling off on building 204.
 - C. The association will need to assess all windows and chimney areas for additional required repairs so that all repairs can be made next summer.
- VIII. Next Board Meeting: September 17, 2009 11am-MT
- IX. Meeting adjourned at 11:41 pm

Respectfully Submitted By:
Ned Brandt
Americana Resort Properties