

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting
Thursday, December 27, 2007
#14 Elk Run, 9am

- I. Call to Order 9:16am
- II. Present at the meeting were Dick Angelo, Dick McKay (by telephone), Paul Zlotoff and Tom Parsons. Ned Brandt and Neale Miller were present from Americana Resort Properties.
- III. Physical Plant Report
 - a. Turner Morris stated that removing icicles from the new roof will not affect the warranty.
 - b. Need critical time path from Travis Construction on #19 walkway. Need to move them along.
 - c. Heated path being installed in #19 walkway- this will be a good test for redoing the other exterior decks.
 - d. Send paper copy of all 2007 meeting minutes to Carlson, Carlson, & Dunkelmann.
 - e. Confirm that the updated bylaws are recorded with County and it has the updated language about parking.
 - f. County still needs to send settlement payment for damage to eastern boundary.
 - g. Ice build up on roof of #204 Wheeler Place- need to remove ice.
- IV. Financial Report
 - a. 2008 budget posted on website in October 2007.
 - b. Copper is always 2-3 months late on assessments- CMI policy is to not pay interest. Board stated that we should accrue interest anyway. Notify and demand payment.
 - c. Capital Expenditures- budgeted \$25,000 to spend on deck repair, \$34,000 on stone/stucco repair, and \$120,000 on roofs for 2008.
- V. Neale Miller resigned from Americana effective mid-January. Correspondence should be directed to Ned Brandt at Americana until her position is filled.
- VI. Schedule Meeting Dates
 - a. Annual Meeting Date: Sunday, February 17th at 9am at Anaconda Board Room.
 - b. Next Board Meeting: Monday, January 21st at 10am Mountain Time via conference call.
- VII. Meeting adjourned at 10:15am.

Respectfully Submitted By:
Neale Miller
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
	<i>Draft Annual Mtg Notice to homeowners</i>	<i>ARP</i>	<i>1/7/08</i>	<i>Distribute to Board for approval</i>
	<i>Collect payment due from County</i>	<i>TP</i>	<i>1/21/08</i>	
	<i>Draft of policy concerning late payment of dues</i>	<i>ARP</i>	<i>1/21/08</i>	<i>Ned Brandt to draft this</i>
	<i>Draft letter to CMI notifying them of policy concerning late payment of dues</i>	<i>ARP</i>	<i>1/21/08</i>	<i>Ned Brandt to draft this</i>
	<i>Architect to look at solution to bldg 204 deck</i>	<i>TP</i>	<i>1/21/08</i>	
	<i>Ensure that Atty. Carlson archives paper minutes</i>	<i>ARP</i>	<i>1/21/08</i>	
	<i>Obtain Time Path from Travis for #209 deck construction</i>	<i>TP</i>	<i>1/21/08</i>	
	<i>Invite Archiect, Roof Contractor & Atty to Annual Meeting</i>	<i>TP</i>	<i>1/21/08</i>	
3	<i>Asphalt roadway - assess repair needs</i>	<i>ARP</i>	<i>5/30/08</i>	
4	<i>Develop long-range solution for ice-build up on stairs</i>	<i>TP</i>	<i>5/31/08</i>	
5	<i>Assess facilities maint & const. needs & cost out</i>	<i>TP</i>	<i>5/31/08</i>	
6	<i>Assess maintenance needs of balconies</i>	<i>ARP</i>	<i>5/31/08</i>	
A	<i>Complete stone mulch areas south side</i>	<i>ARP</i>	<i>budget**</i>	
B	<i>Complete stone mulch between parking pads</i>	<i>ARP</i>	<i>budget**</i>	
C	<i>Landscape front berm</i>	<i>ARP</i>	<i>budget**</i>	
D	<i>Improve landscaping</i>	<i>ARP</i>	<i>budget**</i>	

***Schedule as budget permits*