

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting
Wednesday, December 28th at 8:00am
Camp Hale at Copper Station

- I. The meeting was called to Order at 9:15am.
- 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.
- III. Snow Removal
 1. Need to use traffic cones for snow removal to help with parking
 2. Copper unable to move snow to snow storage, hired an outside contractor since the snow storage is at maximum capacity
 3. Need to widen pedestrian walkways
 4. Bobcat needs to remove more snow around the gate
 5. Purchase 2 new brass locks for gate lockboxes with combo locks
- IV. Action Plan
 1. Completed Items-
 - a. A Glass Act cleaned exterior windows
 - b. SB100 compliance- see below
 - c. Staked at-risk Aspen trees
 2. Scheduled Items-
 - a. #15 Roof repairs- Turner Morris to complete in the Spring
 - b. Send out annual meeting information at beginning of January
 3. Ongoing Items
 - a. Copper scuppers are partially complete- the rest are on hold for the winter and will be completed next Spring
 - b. Need 2 or more bids for swallow's netting
 - c. Need bids for completing stone mulch areas
 4. Additions to Action Plan
 - a. Identify other counsel
 - b. Researching Insurance Companies
- IV. Parking
 1. BOD decided against issuing parking passes
- V. Senate Bill 100 Policies
 1. Dick McKay motioned, Paul seconded to adopt the 7 policies

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLETION DATE	ACTION NOTES & UPDATE INFORMATION
1	Send out annual meeting information	ARP	12/31/05	
2	Purchase locks for gate control boxes	ARP	01/15/06	
3	Research insurance include D&O	ARP	02/18/06	
4	Determine whether to get County Commissioners involved in discussion of problem with county snow storage & Elk Run landscaping	TP	02/18/06	
5	Receive bids [only] for landscape maint. for 2006	ARP	03/15/06	Trim bushes, mow, fertilize, evaluate irrigation, etc.
6	Contract for spring installation of swallow netting	ARP	03/15/06	Seeking 2 bids
7	Find & recommend local atty for HOA	TP	03/15/06	Continue search;
8	Copper scuppers- also caulk hand rails	ARP	06/01/06	Completion as weather permits in spring.
9	T-M repairs unsightly - McKay's unit	ARP	6/41/06	

2006 SUMMER WORK PROJECTS FOLLOW
Actual scheduling of '06 projects set for 4/31/06

06A	Complete stone mulch areas GET 2 BIDS	ARP	4/31/06	
06B	Refurbish earthen areas between parking pads	ARP	4/31/06	DECIDE - Stone mulch or replant
06C	Landscape sprinkler system -	ARP	4/31/06	Priority Item – Repair and reconfigure as needed
06D	Entry perennial planting	ARP	4/31/06	Upgrade - cotract lawn maint. Company
06E	Replace trees and shrubs as needed	ARP	4/31/06	Contract with landscape company
06F	Front decks- refurbish as needed	ARP	4/31/06	
06G	Rear decks - refurbish as needed	ARP	4/31/06	
06H	Rear decks - measure for mats/est. purchase cos	ARP	4/31/06	
06I	Assess asphalt drive condition	ARP	4/31/06	
06J	Renovate grass south boundary area	ARP	4/31/06	
06K	Exterminate rodents degrading landscape	ARP	4/31/06	
06L	Develop roof replacement schedule	BOD	4/31/05	