

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Thursday, December 28th, 9am

Met at #14 Elk Run at Copper Mountain

- I.** The meeting was called to Order at 9:15 am.
- 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. Chris Tomchuk, Attorney, and Tim Morris, Roofing Contractor, attended at different intervals.
- III.** Chris Tomchuk, Attorney for Elk Run, reported on legal matters.
 - a. Turner Morris warranty reviewed, signed, and filed.
 - b. Law firm will maintain hard repository of Elk Run documents.
 - c. PUD- will continue to follow developments.
 - d. Will draft letter from HOA to Resort Development about Elk Run's position on PUD.
 - e. Indemnification of Executive Director discussed- Board needs to review and approve.
- IV.** Financial Report
 - a. Replaced 2 roofs in 2006.
 - b. Discussed cap-x expenses.
 - c. Americana to complete cost comparison of 2004/2005/2006 expenses.
 - d. 2007 Budget discussed- needs further revision.
- V.** Turner Morris report- Tim Morris
 - a. Roof is working well
 - b. 2 main issues discussed- need to eliminate need for roof snow removal with roof replacement. Also, the corner of building 209 needs to be redesigned so ice builds over northern edge.
 - c. Homeowners need to be reminded that driveways, while available for parking, should be used at own peril due to icicles.
 - d. Need to decide on the next roof to replace. Need to commit in next 60 days.
- VI.** The candidate for consulting architect was stranded in the blizzard and unable to make the interview scheduled for the Board meeting.
- VII.** Next Board meeting is to be decided.
- VIII.** Meeting adjourned at 12:05pm.

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
	NOTE: Results from 12/28/06 BOD meeting			
3				
4	Ice collection problem over #19 stairs ARP to inform home owners of perils of unauthorized parking.	TP <i>ARP</i>	1/15/07 <i>1/15/07</i>	T-M to produce proposal for solution
5	Determine entity of responsibility for balconies	TP/RC	1/31/07	
7	2007 and Capital Ex Budget	BOD	1/31/07	Finalize at January Board meeting at Elk Run
8	Develop roof replacemen schedule	BOC	1/31/07	Finalize at January Board meeting at Elk Run
9	Investigate for GC to provide for major maintenance	TP	1/31/07	
10	Present architect candate to BOD for approval Attorney to draft authorizing resolution regarding	TP	1/31/07	
11	indemnification agreement for Parsons	TP/RC	1/31/07	
	ARP to obtain Fling invoice records from CMI for atty.	ARP	1/31/07	
	Sones-Mac to supervise landscape contractor	TP	1/31/07	
	Atty to review Turner-Morris contract	BOD/RC	1/31/07	
13	<i>Fling legal matter</i>	<i>TP / RC</i>	<i>ongoing</i>	
14	Negotiate east boundary berm solution with county Track potential ice buildup on stairs and decks	TP ARP	ongoing ongoing	Atty to assist in final agreement
	COMPLETION DATES OF FOLLOWING ITEMS TO BE DETERMINED IN SPRING OF 2007			
A	Complete stone mulch areas south side Long range solution to ice problem with the exposed	ARP	spring	
B	walkway decks	ARCH	spring	
C	Assess maintenance needs of balconies	ARP	spring	
D	Complete stone mulch between parking pads	ARP	spring	
E	Asphalt roadway - assess repair needs	ARP	spring	
F	Renovate grass south boundary area	ARP	spring	

