

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Wednesday, February 18th after Annual Meeting
Anaconda Board Room

- I. The meeting was called to Order at 10:30am.

- II. Present at the meeting were Paul Zlotoff, Dick Angelo, Dick McKay, and Tom Parsons. Neale Miller, Joe Altoonian, and Ned Brandt were present from Americana Resort Properties.

- III. Introduction of Ron Carlson
 - 1. The Board asked Ron Carlson of Holmes, Robert, and Owen to be the new attorney for Elk Run.
 - 2. Holmes, Robert, and Owen have been the legal firm in Summit County since 1990. Ron Carlson currently represents other Homeowner's Associations in Summit County.
 - 3. Used to be the Planning Commissioner for the Town of Frisco.
 - 4. Ron's first items of business will be the County snow storage on the Eastern boundary, the Fling issue, the insurance coverage, and proofreading the SB100 documents.

- IV. Action Plan
 - 1. Completed Items-
 - a. Located local Atty for Elk Run
 - b. Mailed out Annual Mtg Info
 - 2. Scheduled Items-
 - a. Weatherproof combo locks for gate elect boxes
 - b. Plumber to fix low H2O pressure in bldg 224
 - 3. Ongoing Items
 - a. Swallow's netting- need to decide on contractor
 - b. Garage Doors- need estimate for snow removal company
 - 4. Additions to Action Plan
 - a. Phone line schematic
 - b. Locate Architectural/Engineering firm
 - c. Landscape Bid: Maintain Irrigation, perennial plants at entry, Eastern berm (mulch, weed), pruning trees/shrubs, maintain natural grasses, spray for dandelions
 - d. Add sign to gate entry system about towing company to discourage illegal parking.
 - e. Solution for ongoing window damage to #10
 - f. Research Recycling Solutions

- IV. Next Board Meeting: March 14th at noon Mountain Time.

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
	DATE = 2/18/06			
1	Copper scuppers- also caulk hand rails	ARP	6/1/06	Completion as weather permits in spring.
2	T-M repairs unsightly - McKay's unit	ARP	6/1/06	
3	Have atty RC review insurance portfolio	TP / RC	3/13/06	Note: Review insurance annually
4	RC recommendation for Fling matter	TP / RC	3/13/05	
5	Recommend action re County re berm	TP / RC	3/13/06	Tom to coordinate w/RC atty
6	Schematic for phone line locations for complex	TP	4/15/06	
7	Schematic for electric line locations for complex	TP	4/15/06	
8	Recommend Engr/Arch firm	TP	3/13/06	1st task will be to design solution to ped walkways ice problem
9	Get weatherproff comb locks for gate elect boxes	ARP	2/24/06	Code them same as universal gate code
10	Interior damage repair unit #15	ARP	3/31/06	
11	Low H2O pressure in #11	ARP	2/28/06	Plumbing work order
12	Ceilint damage #11	ARP	3/13/06	
13	Potential for window damage from walkway #10	ARP/TP	2/28/06	Inform unit owners of proposed solution
14	Develop a plan for garage door repairs	ARP	3/31/06	Coordinate with snow removal contractor
15	Permanent solution for stg door problems	ARP	3/13/06	
16	Gate operation problems	ARP	!!!!	PRIORITY ITEM!!!!
17	Locate parking instr sign on top of gate box	ARP	2/28/06	Get correct wording from Dick McKay or Tom
18	Publish instructions for icicle removal protocol	ARP	2/24/06	For all locations where icicles present a danger
19	Investigate the recycling options for trash	ARP	3/13/06	
20	Report on progress in snow removal for 06-07	ARP	3/13/06	
21	Water damage to #15	ARP	3/13/06	
	2006 SUMMER WORK PROJECTS FOLLOW Scheduling ONLY of '06 projects set for 4/31/06			Actual dates for projected completion will be set at the time of scheduling.
06A	Complete stone mulch areas GET 2 BIDS	ARP	4/31/06	Are less expensive options for improving appearahce?
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 - contract 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	Consider expanded metal decks
06G	Rear decks - refurbish as needed	ARP	4/31/06	

06H	Rear decks - measure for mats/est. purchase cost	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	4/31/06	
06M	Upgrade of entry gate panel	BOD	4/31/06	
06N	Have 2 bids for grounds maintenance	ARP	4/31/06	
06O	Have 2 bids for bird netting	ARP	4/31/06	
06P	Get 2 bids for replanting vegetation	ARP	4/31/06	Improve concealment value of side visual concealment berm
06Q	Set date for changing all gate codes	ARO	4/31/06	