

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Thursday, January 29, 2009
Conference Call: 10:00 a.m. (MST)

- I. Call to Order 10:02 am
- II. Present for the meeting were Paul Zlotoff, Dick Angelo, and Dick McKay and Tom Parsons. Ned Brandt and Mary Stock were present from Americana Resort Properties. Anne Marie Stinehelfer, Owner Elk Run unit #10 was also present.
- III. Action Plan:
 - A. The Cap-X budget for 2009 was reviewed. The budget has been approved at \$165,000.00 but it is realized that when spring comes projects will be examined and completed as necessitated at that time. This may change the budget figures currently approved.
- IV. Physical Facility:
 - A. #6 suffered a leak into the unit. This area will be caulked for a temporary fix until spring arrives and permeate solutions are decided upon.
 - B. #2 had a leak due to their boiler failing. This leaked into unit #1. Travis construction is helping repair the outside stucco from where the plumber had to access the unit's heating pipes. All owners were sent notice in regards to having their boilers inspected.
 - C. Turner Morris has been asked to make recommendations and continue to monitor the roofs.
- V. Financials:
 - A. The 2008 Operating Budget is over by \$11,000.00. The majority of that figure is snow removal. 2008 was a record snow year and properties County wide saw increased snow removal costs.
 - B. The gate was over budget by \$3,300.00.
 - C. There is still \$27,000.00 in receivables to be collected. This should be mostly collected by the January due date.
 - D. Expenditures were very well managed in 2008.
- VI. Next Board Meeting: Annual Meeting-February 21, 2009
- VII. Meeting adjourned at 10:34am

Respectfully Submitted By:
Mary Stock
Americana Resort Properties

	A	B	C	D	E
	ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1					
2		REFERENCE 1/29/2009 BOARD MEETING			Referenced elsewhere as a Quarterly meeting
3					
4	1	Review preparation for Annual Meeting	tp/arp	2/3/09	Tom and Mary to meet 3 pm
8	2	Create communications AP tracking file re Travis	arp	2/3/09	
9	3	Annual meeting at Copper Mtn		2/21/09	
10	4	Review Capital Projects list with architect	tp	3/15/09	
11	5	Discuss prioritizing Capital Projects	board		at future mtg following Tom's meeting with architect
12					
13		Next Board meeting not scheduled			