

**The Elk Run at Copper Mountain Homeowners Assn.**

Board of Directors Meeting

Tuesday, July 15

Conference Call: 10:30 a.m. (MST)

- I. Call to Order 10:33am
- II. Present for the tele-conference were Dick Angelo, Tom Parsons. Ned Brandt and Mary Stock were present from Americana Resort Properties.
- III. Capital Expenditures:
  - A. No decision to expend monies on capitol projects.
  - B. Tom Parsons and Dick McKay are scheduled to meet with Mike Winn in reagreds to the CPC on 7/17/08.
- IV. Action Plan
  - A. Old Items:
    - i. Americana has not been able to make any head way with the attorney in regards to the declaration change.
    - ii. Americana will follow up with Turner Morris in regards to the leak reported above #6. Interior damage repair will be held off until leak solution is found.
  - B. New Items:
    - i. Turner Morris did the balcony assessment and the report is due this week.
      - A. Interior damage to the Winn's unit (20) due to the balcony leak will be held off until this report is generated and solution confirmed.
    - ii. Drywall repairs will be done in building 204 units, since the possibility of leakage is being taken care of with the new roof.
- V. Financials:
  - A. Will be available tomorrow and sent out by Americana.
- VI. Next Board Meeting – Email will be sent out to confirm with other BOD members on an acceptable meeting date/time.
- VII. Meeting adjourned at 11:46 am

Respectfully Submitted By:  
Mary Stock  
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1	REFERENCE 7/15/2008 BOARD MEETING			
2	<i>Asphalt roadway - assess MINOR repair needs</i>	<i>ARP</i>	<i>7/16/08</i>	<i>Asphalt bid due</i>
3	Assess maintenance needs of balconies	ARP	7/16/08	Turner-Morris report due
4	Report from mtg w/ CapX chair <i>Architect and Parsons to develop a project time line identifying recommended prioritization and with best estimates of cost</i>	DA/TP	8/1/08	
5	<i>Legal opinion regarding policy for damage to garage doors</i>	<i>TP</i>	<i>8/1/08</i>	
6	<i>Rebid handrail painting</i>	<i>ARP</i>	<i>8/1/08</i>	
7	<i>Change gate access code for winter</i>	<i>ARP</i>	<i>10/15/08</i>	
8				
AA	Complete stone mulch areas south side	ARP	budget**	
BB	Complete stone mulch between parking pads	ARP	budget**	
CC	<i>Landscape front berm</i>	<i>ARP</i>	<i>budget**</i>	
DD	<i>Improve landscaping</i>	<i>ARP</i>	<i>budget**</i>	
EE	<i>Postpone major roadway repair work</i>	<i>ARP</i>	<i>budget**</i>	

*\*\*Schedule as budget permits*