

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Wednesday, July 18, 2007
Conference Call

- I. Call to Order 10:54am
- II. Present at the meeting were Dick Angelo, Dick McKay, Paul Zlotoff and Tom Parsons. Ned Brandt and Neale Miller were present from Americana Resort Properties.
- III. Action Plan
 - A. Repair Roof Leak- Peak Choice to paint interior damage.
 - B. Turner Morris Warranty- Mark Hubbard sending letter and has agreed that warranty language for #224 & #234 is the same.
 - C. Eastern Berm- County agreed to pay
 - D. Need second bid for seal coating driveway.
 - E. Walkway Deck on #209 Wheeler Circle
 - a. Destruction of deck, need to rebuild.
 - b. Discussion of Travis Construction Estimate.
 - F. Peak Choice to assess maintenance needs of balconies
 - G. Tom Peterson working on long range plan for exposed decks.
 - H. Neale to send weekly e-mails to BOD updating them on roofs.
 - I. Discussing ground cover for the back landscaping.
 - J. Neale will contact CMI about snow removal contract.
 - K. Carlson still needs to add revised parking regulations to bylaws.

IV. Next Board Meeting – August 14th at 10:30am Mountain Time.

Respectfully Submitted By:
Neale Miller
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
ACTION PLAN FROM 7/18/07 BOD MEETING				
1	Repair roof leak #15	ARP	8/14/07	T-M will schedule for summer
2	Confirm with T-M warranty for #224 & #234	ARP	8/14/07	Waiting written confirmation
3	Negotiate east boundary berm solution with county	TP	8/14/07	Obtain bid to submit to county for payment
4	Asphalt roadway - assess repair needs Long range solution to ice problem with the exposed	ARP	8/14/07	Reuest Bob Thompson to consult in assessing bids
5	walkway decks	ARCH	8/14/07	Architect to address this when deck project schecule permits
6	Assess maintenance needs of balconies	ARP	8/14/07	Peak Choice to make assessment
7	Bylaws to reflect changes in parking regs	TP	8/14/07	Atty finalizing "Amended & restated" bylaws for recording
8	Rennovate grass south boundary area	ARP	8/14/07	Must wait until roof work is done
9	<i>Fling legal matter</i>	<i>TP / RC</i>	<i>8/14/07</i>	<i>Atty Carlson to provide accounting info enabling Board to track ongoing costs of this litigation.</i>
10	<i>Snow removal contract for 2007/2008</i>	<i>ARP</i>	<i>8/14/07</i>	<i>ARP authorized to start negotiations with CMI</i>
11	<i>Completion of 1st phase of landscape maint. Upgrade</i>	<i>ARP</i>	<i>8/14/07</i>	
12	Complete stone mulch areas south side	ARP	budget**	
13	Complete stone mulch between parking pads	ARP	budget**	

**Schedule as budget permits