

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Tuesday, March 14th at 12pm
Teleconference

- I.** The meeting was called to Order at 12pm.

- 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.

- III.** Action Plan
 1. Completed Items-
 - a. Low water pressure fixed at bldg 224
 2. Scheduled Items-
 - a. Add gate and storage shed key box code to manual
 - b. Have Ron Carlson contact PMZ about PUD
 3. Ongoing Items
 - a. Solution to #10 window damage
 - b. Atty to review insurance
 - c. Snow Removal Solutions
 4. Additions to Action Plan
 - a. Recycling trial

- IV.** Next Board Meeting: April 18th at 12pm 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 = 3/14/06			Next meeting = 4/18/06, noon, conference call
1	Atty to contact PMZ regarding ER postion on PUD	TP	3/31/06	
2	Have atty RC review insurance portfolio	TP / RC	4/15/06	Note: Put this item on annual review basis
3	RC recommendation for Fling matter	TP / RC	4/15/06	
4	Schematic for phone line locations for complex	TP	4/15/06	AWAITS SNOW MELT
5	Schematic for electric line locations for complex	TP	4/15/06	NOT AVAILABLE
6	Have plumber fix low water pressure in bldg 204	ARP	4/15/06	DONE
7	Locate parking instr sign on top of gate box	TP	4/15/06	
8	Enter storage shed lock comination in Oper Manual	ARP	4/15/06	Get information to Dick McKay in format requested.
9	Report progress on snow removal solutions	ARP	4/15/06	Include looking at a joint venture with ther HOAs
10	Decide on solution to window damage concern for unit #10	ARP/TP	4/30/06	Explain prferred option to unit owner. Implement as requested.
11	Recommend Engr/Arch firm	TP	4/30/06	Ped walkway ice problem on two buildings -
12	Refurbish earthen areas between parking pads	BOD	5/15/06	DECIDE - Stone mulch or replant
13	Report on negotiations with county re berm	TP / RC	5/31/06	Tom to coordinate w/RC atty
14	Interior damage repair unit #15	ARP	5/31/06	COMBINED DRYWALL REPAIR PROJECT
15	Ceiling damage #11	ARP	5/31/06	COMBINED DRYWALL REPAIR PROJECT
16	Develop a plan for garage door repairs	ARP	5/31/06	Coordinate with snow removal contractor
17	Report on options for snow removal for 06/07	ARP	5/31/06	
18	Copper scuppers- also caulk hand rails	BOD	6/1/06	RE-EVALUATE NEED TO COMPLETE
19	T-M repairs unsightly - McKay's unit	ARP	6/1/06	
20	Develop fall maintenance check list	ARP	8/1/06	
21	6 mos trial for recycling with EOW pickup	ARP	9/15/06	Inform owners of program - evaluate for Sept. BOD meeting
22	Gate operation problems	TOM	ASAP	Look to establish maintenance contract
	2006 SUMMER WORK PROJECTS FOLLOW Scheduling ONLY of '06 projects set for 5/15/06.			Actual dates for projected completion will be set at the time of scheduling.
06A	Complete stone mulch areas GET 2 BIDS	ARP	5/15/06	Are less expensive options for improving appearahce?
06C	Landscape sprinkler system -	ARP	5/15/06	Priority Item - Repair and reconfigure as needed
06D	Entry perennial planting	ARP	5/15/06	Upgrade - contract lawn maint. Company

06E	Replace trees and shrubs as needed	ARP	5/15/06	Contract with landscape company
06F	Front decks- refurbish as needed	ARP	5/15/06	CONSULT ARCHITECT Consider expanded metal decks
06G	Rear decks - refurbish as needed	ARP	5/15/06	
06H	Rear decks - measure for mats/est. purchase cost	ARP	5/15/06	
06I	Assess asphalt drive condition	ARP	5/15/06	Crack repair, resealing
06J	Renovate grass south boundary area	ARP	5/15/06	To be done by landscape maintenance contractor
06K	Exterminate rodents degrading landscape	ARP	5/15/06	
06L	Develop roof replacement schedule	BOD	5/15/06	
06M	Investigate upgrade of entry gate panel	ARP	5/15/06	Automated gate reports not worth it, current one OK
06N	Have 2 bids for grounds maintenance	ARP	5/15/06	
06O	Have 2 bids for bird netting	ARP	5/15/06	
06P	Get 2 bids for replanting vegetation	ARP	5/15/06	Improve concealment value of side visual concealment berm
06Q	Set date for changing all gate codes	ARP	5/15/06	
06R	Relocate phone line for gate operation?	ARP	5/15/06	
06S	Request evaluation of ALL roofs	ARP	5/15/06	Request T-M to document repair needs
06T	Develop fall maintenance check list	ARP	6/15/06	