

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Thursday, March 27

Conference Call: 10:30 a.m.

- I. Call to Order 10:35am
- II. Present for the tele-conference were Dick Angelo, Dick McKay, Paul Zlotoff and Tom Parsons. Ned Brandt and Mary Stock were present from Americana Resort Properties.
- III. Capital Committee:
 - b. The Committee, currently headed-up by Mike Winn, has submitted a proposal to the board as to the scope of the committee's work.
 - c. Tom Parsons is drafting guidelines for the committee and will present to them when finished.
- IV. Snow Removal- property damage due to snow removal at Elk Run
 - b. It was requested by Homeowners that the Board consider making the repair of unit's garage doors an HOA responsibility.
 - c. Americana will consult with our Attorney in regards to adding this policy, as it would be in violation of the already established declarations.
 - d. If this policy can indeed be added, the Board will still maintain the right to make the decision on how the damage was caused and if indeed the HOA will be responsible.
- V. Action Plan
 - b. Completed Items:
 - i. Berm- The city has submitted payment in full for the damages they caused.
 - ii. Deck- Tom Peterson will look at the rest of the decks and provide a report of his recommendations for moving forward.
 - iii. Landscaping-The landscaper from last year has been contacted by Americana and they are working together to draft a contract for the 08' season.
 - iv. Freeze Alarm- A wireless thermometer has been installed in the sprinkler room located in unit #19. No further incidents have been reported.
 - v. Attorney as official repository- Mary with Americana has been in contact with Ron Carlson (Attorney) and they are working together to ensure that all documents are correctly recorded and filed.
 - c. Dick McKay will contact Gary at Copper Mountain in regards to an 08-09' snow removal contract.
 - d. Mary Stock will look into the current vehicle parking policy and present to the board any recommendations/new policies that might help the parking at Elk Run.
- VI. Financials:
 - b. Currently we are over 22K to budget as of February.
- VII. Next Board Meeting – Tuesday, May 20th 10:30 MST (12:30 EST)
- VIII. Meeting adjourned at 11:36am

Respectfully Submitted By:
Mary Stock
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
	REFERENCE 3/27/2008 BOARD MEETING			
	<i>Draft BOD response to HO Cap Const. Comm.</i>	<i>TP</i>	<i>3/31/08</i>	
	<i>Architect to look at solution to roof ice formation, idspersion of water from roofs, reconstruction needs of decks.</i>	<i>TP</i>	<i>5/20/08</i>	
	<i>Ensure that Atty. Carlson archives paper minutes</i>	<i>ARP</i>	<i>5/20/08</i>	
	<i>Asphalt roadway - assess repair needs</i>	<i>ARP</i>	<i>5/20/08</i>	
	<i>Assess facilities maint & const. needs & cost out</i>	<i>TP</i>	<i>5/20/08</i>	<i>Involve architect, GC & Cap Project Committee as appropriate</i>
	<i>Assess maintenance needs of balconies</i>	<i>ARP</i>	<i>5/20/08</i>	<i>Involve GC, Turner-Morris, and Cap Proj Committee as appropriate</i>
	<i>Change gate access code for summer</i>	<i>ARP</i>	<i>5/20/08</i>	
	<i>Grounds maintenance contract & plan</i>	<i>ARP</i>	<i>5/20/08</i>	
	<i>Legal opinion regarding policy for damage to garage doors</i>	<i>ARP</i>	<i>5/20/08</i>	
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>	

***Schedule as budget permits*