

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Thursday, March 8th, 2007

Conference Call

- I.** The meeting was called to Order at 10:15 am.
- 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. Ongoing
 - a. #19 build-up on walkway: Tom Peterson (Architect) and Mark Hubbard (Turner Morris) are working on a plan.
 - b. Tom Parsons to interview Travis Construction for position of Elk Run's General Contractor.
 - c. Fling has been served by Ron Carlson for faulty roof repairs.
 - d. Americana needs to get bids for landscaping plan.
 - e. Tom is meeting with County about the Eastern berm next week.
 2. Completed
 - a. Letter sent to all owners about perils of parking.
 - b. 2007 Budget completed and on website.
 - c. Roof replacement schedule completed.
 - d. Tom Peterson is the new architect for Elk Run.
 - e. Letter sent Fortress from Board about PUD concerns.
 3. Additions
 - a. #10 would like to add trees/plants at their own expense to the mulch bed behind their unit. Board approves this as long as the landscaping plan is submitted, approved, and completed by Sones Mac.
 - b. Stucco Repairs- need contractor bids and need to have Tom Peterson look at this for the summer.
 - c. Discussion about solution to problem of people skiing between units #224 and #234. Paul to investigate adding a sign to the area.
- IV.** Roof
 1. Plan to replace roof on #214 in summer 2007.
 2. Americana discussing payment plan with Turner Morris.
 3. Top priority to confirm contract by end of March.
 4. Ned to get the roof contract to Ron Carlson to put the agreed upon language of the warranty for #224 & #234 into #214's roof contract.
 5. Paul to have Ron draft a letter to Turner Morris about the roof to make sure 'all bases are covered'.
- V.** Communication
 1. Need to communicate to homeowners the cost of assessment.
 2. Board will post the assessment amounts on the website; Americana will notify homeowners via e-mail once this is completed.
- VI.** Next Board meeting Monday, April 23rd at 10:30am Mountain Time.
- VII.** Meeting adjourned at 11:16am.

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
ACTION PLAN FROM 3/8/07 BOD MEETING				
1	Ice collection problem over #19 stairs	TP	4/1/07	Achitect designing project, T-M to execute
2	Determine entity of responsibility for balconies	TP/RC	4/1/07	
3	Investigate for GC to provide for major maintenance	TP	4/1/07	
4	Obtain bids for stucco/stone repair	ARP	4/15/07	Involve architect in assessment of damage & selection process
5	Sones-Mac to supervise landscape contractor Sones-Mac to design & cost out landscape request	TP	5/15/07	ARP to obtain bids from landscape maintenance companies
6	for the Stineheifers [unit #10]	TP	6/1/07	RE: purpose to further conceal transformer from view
7	Solution for walkway btw #224 & #234	PMZ	6/1/07	
8	Repair roof leak #15	ARP	ASAP	
9	<i>Fling legal matter</i>	<i>TP / RC</i>	<i>ongoing</i>	<i>Fling has been served</i>
10	Negotiate east boundary berm solution with county	TP	ongoing	Atty to assist in final agreement
11	Track potential ice buildup on stairs and decks	ARP	ongoing	
COMPLETION DATES OF FOLLOWING ITEMS TO BE DETERMINED IN SPRING OF 2007				
A	Complete stone mulch areas south side Long range solution to ice problem with the exposed	ARP	spring	
B	walkway decks	ARCH	spring	
C	Assess maintenance needs of balconies	ARP	spring	
D	Complete stone mulch between parking pads	ARP	spring	
E	Asphalt roadway - assess repair needs	ARP	spring	
F	Renovate grass south boundary area	ARP	spring	
G	Repair of stone and stucco damaged by water drainage problems	ARP	spring	
H	Improve roof water drainage to prevent stucco and stone damage	ARP	spring	