

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Monday, May 13, 2007
Conference Call

- I. Call to Order 2:00 pm
- II. Present at the meeting were Dick Angelo, Dick McKay, and Tom Parsons. Ned Brandt was present from Americana Resort Properties.
- III. Action Plan
 - A. Completed Items
 - 1. Travis Construction has been selected as the GC for project supervision and Peak Choice is the contractor selected to help perform smaller building maintenance projects.
 - B. Ned will review association documents to determine responsibility for rear decks.
 - C. Neale will have Sones-Mac and Miriam Green meet to review landscape plan for the summer.
 - D. Warranty language in the current year Turner Morris roofing contract was confirmed with Carlson, Carlson & Dunkelman about 3 weeks ago. However, Ned will follow up to make sure that the appropriate language is in the signed contract.
 - E. Stinehelpers have been notified of the association's requirements to plant in front of transformer. The board is still awaiting their response.
 - F. Need bids on crack filling and sealcoating asphalt roadways.
 - G. Several concrete driveways are in bad shape. Need to assess damage and recommend direction.
 - H. Tom will meet with county to agree on specific berm damage to be paid by county.
 - I. Report on ice buildup on stairs and decks at next meeting.
- IV. Next Board Meeting – 2PM MDT, June 13, 2007 via conference call.

Respectfully Submitted By:
Ned Brandt
Americana Resort Properties

| ITEM | DESCRIPTION | WHO/ WHOM | PROJECTED COMPLE- TION DATE | ACTION NOTES & UPDATE INFORMATION |
|--------------------------------------|---|----------------|-----------------------------------|---|
| ACTION PLAN FROM 5/14/07 BOD MEETING | | | | |
| 5 | Confirm with T-M warranty for #224 & #234 | ARP | 6/1/07 | |
| 1 | Determine entity of responsibility for balconies | ARP | 6/13/07 | |
| 4 | Solution for walkway btw #224 & #234 | PMZ | 6/13/07 | |
| 13 | Negotiate east boundary berm solution with county | TP | 6/13/07 | Cnty has agreed to compensate for tree damage |
| 10 | Asphalt roadway - assess repair needs | ARP | 6/15/07 | Tom to check with Bob Thompson |
| 6 | Prioritize deck, stucco & stone repair & obtain bids | ARP/TP | 7/1/07 | Will involve architect and GC from the outset of planning |
| 7 | Sones-Mac to design & cost out landscape request for the Stinehelfers [unit #10] | TP | 7/1/07 | Awaiting response from Stineheiflers |
| 8 | Long range solution to ice problem with the exposed walkway decks | ARCH | 7/1/07 | |
| 9 | Assess maintenance needs of balconies | ARP | 7/1/07 | |
| 11 | Renovate grass south boundary area | ARP | 7/1/07 | |
| 12 | Repair roof leak #15 | ARP | 7/1/07 | T-M will schedule for summer |
| 15 | <i>Fling legal matter</i> | <i>TP / RC</i> | <i>ongoing</i> | <i>Fling's attorney has requested jury trial</i> |
| 16 | Complete stone mulch areas south side | ARP | budget** | |
| 17 | Complete stone mulch between parking pads | ARP | budget** | |

**Schedule as budget permits