

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Tuesday, May 20

Conference Call: 10:30 a.m. (MST)

- I. Call to Order 10:41am
- 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:
 - A. The Committee's scope of responsibilities have been documented and are approved as amended and will be sent out the Committee Chair-currently Mike Winn, and all home owners.
- IV. Action Plan
 - A. Completed Items:
 - i.
 - B. New Items:
 - i. Mary Stock will contact owners that are delinquent
 - ii. Tom Parson will get with Tom Peterson and Mark Hubbard and figure out solutions in regards to decks
 - iii. Ned will contact Turner Morris and find out if they are willing to "loan" Elk Run the monies for the roof project as they have in the past.
 - iv. Paul Zlotoff will follow up on the roof plan for 204 and the modifications for 214/224
 - v. Americana will assess the asphalt and provide an opinion to the Board on what minor repairs should be done this summer.
 - vi. Mary Stock will follow up with the Attorney about amending the Declarations to make snow removal damage an HOA responsibility.
 - vii. Ned Brandt will follow up with Turner Morris regarding the leak in Unit #6.
- V. Financials:
 - A. Per Budget Cash should be at 91K; actual is 56k
 - i. Snow Removal 14K over Budget
 - ii. Deck project 19K over budget
 - B. Dick McKay requested a "Budget Conference" to get a better snapshot of where Elk Run stands financially to date and what needs to be cut back or amended moving forward. This meeting will be held on May 28th, 2008.
- VI. Next Board Meeting – Friday, June 20th 10:30 MST (12:30 EST)
- VII. Meeting adjourned at 11:57 am

Respectfully Submitted By:
Mary Stock
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
	REFERENCE 5/20/2008 BOARD MEETING			
	<i>Architect to look at solution to roof ice formation, idspersion of water from roofs,reconstruction needs of decks.</i>	<i>TP</i>	<i>6/20/08</i>	
	<i>Asphalt roadway - assess MINOR repair needs</i>	<i>ARP</i>	<i>6/20/08</i>	
	<i>Assess facilities maint & const. needs & cost out</i>	<i>TP</i>	<i>6/20/08</i>	<i>Involve architect, GC & Cap Project Committee as appropriate</i>
	<i>Assess maintenance needs of balconies</i>	<i>ARP</i>	<i>6/20/08</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>6/20/08</i>	
	<i>Grounds maintenance contract & plan</i>	<i>ARP</i>	<i>6/20/08</i>	
	<i>Legal opinion regarding policy for damage to garage doors</i>	<i>ARP</i>	<i>6/20/08</i>	
	<i>Approach T-M re extending payments for #204 re-roofing project</i>	<i>ARP</i>	<i>6/20/08</i>	
	<i>Contact delinquent Hos</i>	<i>ARP</i>	<i>6/20/08</i>	
	<i>Notify Mike Winn of Board's creation of Capital Project Committee as an advisory body</i>	<i>ARP/TP</i>	<i>6/20/08</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>	
EE	<i>Postpone major roadway repair work</i>	<i>ARP</i>	<i>budget**</i>	

***Schedule as budget permits*