

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Thursday, May 7th, 2009
Conference Call: 11:00 a.m. (MST)

- I. Call to Order 11:03 am
- II. Present for the meeting were Mike Winn, Jim Stinehelfer, John Wilhelms, Dick McKay and Paul Zlotoff. Ned Brandt and Mary Stock were present from Americana Resort Properties. Mark Kendle, Owner Elk Run unit #17 and Anne Marie Stinehelfer, Owner Elk Run unit #10 were also present.
- III. The minutes and action plan of the previous meeting have been approved and are posted on the web.
- IV. Action Plan:
 - A. The Action Plan was reviewed and the items still outstanding are:
 - i. Jim Stinehelfer as signatory: Follow up with the bank regarding the completion of this item will be done.
 - ii. Tom Parsons's transfer of info: Mary is coordinating this work and it is expected to be wrapped up by June 1.
- V. Physical Facility
 - A. Landscaping work is set to begin next week. Perennials are the majority of the plants at Elk Run, but annuals are planted at the entrance to give immediate color for the spring.
 - B. Americana will follow the "Elk Run Operations Manual" to ensure that spring projects are all completed. (Some of these items include: exercising the water valves, starting up sprinkler system, trash pickup, etc...)
- VI. Financials:
 - A. Currently there are 4 delinquent accounts.
 - B. The overage in expenses is attributed to snow removal.
 - C. The Board is continuing to move forward with loan options to finance the capital expense projects. As more information is gathered in the coming weeks, the ownership will be notified.
- VII. Finance Review Committee
 - A. The quote for financial review was not approved at the current time due to cost.
 - B. Karen LeVasseur (Owner #1) is a CPA and has agreed to help on this financial review at no cost to the Association. A conference call will be set in the coming weeks to introduce Karen the Americana and begin gathering the required information.
- VIII. Capital Projects Committee
 - A. Tom Petersen has been retained and we are moving forward with new stair designs. Currently there is a prefab design being considered. The design was sent out for review and positive feedback has been received. This prefab model will be efficient, cost effective, and still visually appealing.
- IX. New Business:
 - A. Forming a legal committee to re-interview Ron Carlson, review amending the bylaws as necessary, reviewing insurance coverage and other legal matters was discussed. John Wilhelms motioned that this committee be formed with Jo Bankoff as the chair, Dick McKay seconded.
- X. Next Board Meeting: May 29, 2009 11am-MST
- XI. Meeting adjourned at 12:32 pm

Respectfully Submitted By:
Mary Stock
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLETION DATE
	<i>Send Monthly Delinquency Report</i>	<i>ARP</i>	<i>Ongoing-Monthly</i>
	<i>Add Jim Stienehelfer as signatory on accts.</i>	<i>ARP/JS</i>	<i>4/19/09</i>
		<i>TM/BOD/AR</i>	
	<i>Develop long-range solution for ice-build up on Roofs</i>	<i>P</i>	<i>6/15/09</i>
	<i>Acquire Tom Parsons Elk Run files</i>	<i>ALL</i>	<i>5/30/09</i>
	Conference call Mrs. LeVasseur introducing her to ARP/begin acquiring needed info	<i>JS/ARP</i>	<i>5/30/09</i>
	<i>Retain architect/engineer for design</i>	<i>MW/JW</i>	<i>4/30/09</i>
	<i>Annual mtg minutes</i>	<i>ARP</i>	<i>4/30/09</i>
	<i>Travis deck repairs/invoices JW</i>	<i>RA/ARP</i>	<i>5/31/09</i>
	<i>Cricket repairs/retro MW/JW</i>	<i>JW/</i>	<i>5/31/09</i>
	<i>Submittal to CMPAC</i>	<i>JW/MW/TP</i>	<i>6/12/09</i>
	<i>Loan Proposals</i>	<i>MW/MK/JW</i>	<i>5/21/09</i>
A	Complete stone mulch areas south side	ARP	budget**
B	Complete stone mulch between parking pads	ARP	budget**
C	<i>Landscape front berm</i>	<i>ARP</i>	<i>budget**</i>
D	<i>Improve landscaping</i>	<i>ARP</i>	<i>budget**</i>

***Schedule as budget permits*

ACTION NOTES & UPDATE INFORMATION

FOLLOW UP WITH BANK TO ENSURE THIS IS COMPLETE

Hard Copies Need Picked up

MKS TO SPEARHEAD SCHEDULING WITH TRAVIS
Actual repair will be done with Roof repairs this summer