

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Tuesday, November 22nd at 1:00pm
Conference Call

- I.** The meeting was called to Order at 1:00pm.
- II.** Present at the meeting were Paul Zlotoff, Dick Angelo, Dick McKay, and Tom Parsons. Neale Miller was present from Americana Resort Properties.
- III.** Next Meeting Date- Tuesday Morning, Columbine Café, 8am
Annual Meeting Date- Saturday, Feb 18th in the Anaconda Room
Neale to mail out annual meeting information by December 15th
- IV.** #10 Electrical Bill
Letter to be sent to homeowner stating that the Board of Directors for the association has to approve expenditures
- V.** Waste Management
Board decided to stay with Waste Management and have it set up to pick up trash 2x/week during winter and 1x/week during summer
- VI.** Director's and Officer's Liability Insurance
\$2,000,000 liability policy under Farmer's
- VII.** Insurance Claim
#11 Elk Run- contractor gave \$10,000 estimate to fix damage. Board will discuss the payment of \$1000 deductible. Need to research insurance companies.
- VIII.** Website:
Dick McKay got the website up and running. Need to add the SB100 requirements to the website by end of 2005.
- IX.** Action Plan
 1. Completed Items-
 - a. Installed Permanent Boundary Markers
 - b. Sent pictures of Fling work to Atty
 - c. Rearranged front ped area boulders
 - d. Repaired #19 handrail
 - e. Updated and edited manual
 - f. Selected Website entity and created website
 2. Scheduled Items-
 - a. #15 Roof repairs- Turner Morris to complete

- b. Contractor scheduled on 11/23 to rework copper scuppers and caulk handrails.
 - c. A Glass Act will complete the cleaning of exterior windows by 12/1.
 - d. Neale will have SB100 Requirements written and approved by the Atty and sent to the BOD for approval by 12/15
 - e. At risk poplar trees will be reinforced ASAP
 - f. Electrical problem at drive post at #14 will be fixed on 11/23
3. Ongoing Items
- a. Identify HOA Atty
 - b. Receive bids for installation of swallow's netting by 3/1/06
 - c. Find Atty to address Fling problems
 - d. Receive bids for landscape maint for summer 2006 by 3/1/06
 - e. Continue to monitor county snow storage on front entry berm and take pictures if infringe on Elk Run property
 - f. Contract for rodent extermination in April 2006
 - g. Need to make sure to remove icicle from corner of 209 Wheeler
 - h. ARP to make sure that 4 Pedestrian Pathways are cleared.

X. Financials

Paul Zlotoff noted that there is \$33000 in cash in Elk Run bank right now. He asserted that we need to continue to be diligent about spending wisely by supervising snow removal labor hours.

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLETION DATE	ACTION NOTES & UPDATE INFORMATION
1	Stake up at-risk poplar trees	ARP	11/25/05	
2	Make drive post lights operable on Paul's unit	ARP	11/30/05	
3	Recommend solution for dangerous ice build up	ARP	11/30/05	Extremely dangerous icicle form above #18 stairs.
4	Develop protocol for keeping ped pathways open	ARP	11/30/05	
5	Caulk deck handrails to prevent water infiltration	ARP	11/30/05	
6	Copper scuppers- functionality	ARP	12/01/05	
7	Wash exterior windows	ARP	12/01/05	\$1895 bid to include mud nest removal approved by BOD 8/16/05
8	T-M repairs unsightly - McKay's unit	ARP	12/15/05	T-M will redo to meet appearance standards
9	Atty assisted negotiations with county regarding degradation of berm during snow season	TP	12/31/05	Mark Thompson reports that there is agreement as to property line but no agreement as to authorization of fron pedestrian access.
10	Be in compliance with Colorado HOA legislation	ARP	12/31/05	Be in compliance by start of calendar year.
11	Dick McKay to supervise web site development	BOD	12/31/05	
12	Find & recommend local atty for HOA	TP	01/01/06	Prefer a Law Firm to ensure continuity
13	Atty Mark Thompson preparing case for action against Fling for roof repairs	TP	01/31/06	Fling notified. Has not responded. Next step?
14	Contract for spring installation of swallow netting	ARP	03/01/06	
15	Receive bids [only] for landscape maint. for 2006	ARP	03/01/06	Trim bushes, mow, fertilize, evaluate irrigation, etc.
16	Long-term Roof Repair / Replacement Plan	BOD	05/01/06	
2006 SUMMER WORK PROJECTS FOLLOW				
Actual scheduling of '06 projects set for 4/31/06				
06A	Complete stone mulch areas	ARP	4/31/06	
06B	Refurbish earthen areas between parking pads	ARP	4/31/06	Stone mulch or replant
06C	Landscape sprinkler system -	ARP	4/31/06	Priority Item – Repair and reconfigure as needed
06D	Entry perennial planting	ARP	4/31/06	Upgrade - cotract lawn maint. Company
06E	Replace trees and shrubs as needed	ARP	4/31/06	Contract with landscape company
06F	Front decks- refurbish as needed	ARP	4/31/06	
06G	Rear decks - refurbish as needed	ARP	4/31/06	
06H	Rear decks - measure for mats/est. purchase cos	ARP	4/31/06	
06I	Assess asphalt drive condition	ARP	4/31/06	
06J	Renovate grass south boundary area	ARP	4/31/06	
06K	Exterminate rodents eroding landscape	ARP	4/31/06	