

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Tuesday, November 6, 2007

Conference Call 10:30am

- I. Call to Order 10:31am
- II. Present at the meeting were Dick Angelo, Dick McKay, Paul Zlotoff and Tom Parsons. Ned Brandt and Neale Miller were present from Americana Resort Properties.
- III. Action Plan
 - A. Completed- Bylaws Reflect Parking Change
 - B. Fling Legal Matter- Ned & Carlson to clarify invoices.
 - a. To receive check for settlement of \$10,000.
 - b. Legal should total \$7000.
 - C. Decision to defer discussion on gutters and heat tape above certain decks.
 - D. #19 Walkway: Travis Construction is ready to pour concrete on deck once they get an engineer to sign off a couple of items. They have framed the deck. In-floor heat loop being installed, will decide later if the Assn wants to add on the hydronics.
 - E. Eastern Berm: Tom Parsons will contact county about payment.
 - F. Roof Repair over #15 Roof Leak: Will continue to do ice/snow removal on this area until roof is replaced.
 - G. Snow Bars: Need to make sure Turner Morris places snow bars in appropriate areas before next snowfall.
- IV. Next Board Meeting – December 27th at 9am Mountain Time at Paul's house.
- V. Meeting adjourned at 11:08am.

Respectfully Submitted By:
Neale Miller
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1	<i>Filing legal matter</i>	<i>ARP</i>	<i>12/27/07</i>	<i>Ned to reconcile account with Carlson per PMZ's instructions</i>
2	<i>Collect payment due from County</i>	<i>TP</i>	<i>12/27/07</i>	
3	<i>Asphalt roadway - assess repair needs</i>	<i>ARP</i>	<i>5/30/08</i>	
4	<i>Develop long-range solution for ice-build up on stairs</i>	<i>TP</i>	<i>5/31/08</i>	
5	<i>Assess facilities maint & const. needs & cost out</i>	<i>TP</i>	<i>5/31/08</i>	
6	<i>Assess maintenance needs of balconies</i>	<i>ARP</i>	<i>5/31/08</i>	
A	<i>Complete stone mulch areas south side</i>	<i>ARP</i>	<i>budget**</i>	
B	<i>Complete stone mulch between parking pads</i>	<i>ARP</i>	<i>budget**</i>	
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*