

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting

Tuesday, October 2, 2007

Conference Call 10:30am

- I. Call to Order 10:30am
- 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. Copper Mountain Architectural Review Board has reviewed the #209 Wheeler Place walkway plans and approved the plans.
 - B. Architect Tom Peterson completed walkway design and will oversee Travis Construction.
 - C. Maintenance plan for back decks not completed- Peak Choice is working on it.
 - D. Fling Legal Matter- Paul Zlotoff has reviewed invoices and agreed to a payment for Carlson, Carlson, and Dunkelman on legal fees. Board approved.
 - E. Decision to sign with Copper Mtn Snow Removal again for 2007-8 season.
 - F. Board was very pleased with Berger Gardens this summer; the company did a good job on the landscaping.
 - G. Will assess asphalt roadway next March for crackfilling/sealcoating.
 - H. Roofs discussed, 3 Materials used on roofs: asphalt, copper, and sarnafil.
 1. Board decided to add a cricket to northeast corner of #209 Wheeler Place.
 2. Tom Parsons to investigate repair for southwest side of #219 Wheeler Place.
 - I. Fire Sprinklers: Cintas Fire Protection had to blow out the fire sprinkler system in #224 Wheeler Place to replace a leaking sprinkler head was in unit 11.
- IV. 2008 Budget Discussion
 - A. Preliminary budget for 2008 was discussed.
 - B. Operating expenses went down from 2007 to 2008 because there are some economies in snow removal due to new roofs and less repairs due to new roofs.
 - C. BOD approved budget with operating dues and the capital expenditure assessment remaining the same amount as 3rd & 4th quarter 07 for 2008.
 - D. Dick McKay to place budget on website.
- V. Next Board Meeting – November 6th at 10:30am Mountain Time.
- VI. Meeting adjourned at 11:20am.

Respectfully Submitted By:
Neale Miller
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1	Bylaws to reflect changes in parking regs	PMZ/DM	11/6/07	Paul & Dick McK to coordinate
2	<i>Fling legal matter</i>	<i>PMZ/RC</i>	<i>11/6/07</i>	<i>PMZ authorized to negotiate</i>
3	<i>Recommend solution for mitigation of the ice build- up limited to the more problematic locations</i>		<i>11/6/07</i>	<i>Architect and roofing contractor to assess & recommend.</i>
	Long range solution to ice problem with the exposed			
4	walkway decks	ARCH	12/15/07	
5	Assess maintenance needs of balconies	ARP	12/15/07	Peak Choice to make assessment
6	<i>Asphalt roadway - assess repair needs</i>	<i>ARP</i>	<i>4/30/08</i>	
7	<i>Obtain 2 bids [Travis + 1 other] for deck</i>	<i>ARP</i>	<i>ASAP</i>	
8	Complete stone mulch areas south side	ARP	budget**	
9	Complete stone mulch between parking pads	ARP	budget**	

**Schedule as budget permits