

The Elk Run at Copper Mountain Homeowners Assn.

Board of Directors Meeting
Thursday, October 26th, noon
Teleconference

- I.** The meeting was called to Order at 12:10 am.
- II.** Present at the meeting were Paul Zlotoff, Dick Angelo, Dick McKay, and Tom Parsons. Neale Miller was present from Americana Resort Properties.
- III.** Architect/General Contractor
 - Americana to locate general contractor
 - Need to hire an architect, preferably local, as a consultant
- IV.** Roofs
 - A. Turner Morris should be done in next 2 weeks.
 - B. Quality job being done.
 - C. Turner Morris will make a couple of changes to diverters.
 - D. Additional material needs to be added to Copper roofs to keep snow from sliding.
- V.** Stucco Repair
 - A. Need to look at water diversion before fixing some stucco.
- VI.** Executive Director
 - A. Tom Parsons to talk to Ron Carlson to make sure he is insured under HOA policy.
- VII.** Action Plan
 1. Add
 - a. Tighten digital gate pad and entrance light pole.
 2. Ongoing
 - a. Berm discussions with the County.
 3. Completed
 - a. Window Cleaning Completed.
1. **VIII.** Next Board meeting scheduled for at December 28th at 9am at Paul's house. untain time.
- IX.** Meeting adjourned at 12:50pm.

Respectfully Submitted By:
Neale Miller
Association Representative
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
Results from 10/26/06 BOD meeting				
1	Change gate codes	ARP	11/1/06	Post to web site & notify purveyors
2	Interior roof water damage repair	ARP	11/30/06	Contract drywall repair in progress
	Repair of stucco other than due to water drainage matters	ARP	11/30/06	Had work re-bid.
3				
4	Sarnafil valley over stairs on #19	ARP	11/30/06	T-M will do as schedule permits
5	Determine entity of responsibility for balconies	TP/RC	12/28/06	
6	Determine CMI's plans for Unit #5	PZ	12/28/06	
7	2007 and Capital Ex Budget	BOD	12/28/06	Finalize at December Board meeting at Elk Run
8	Develop roof replacemen schedule	BOC	12/28/06	Finalize at December Board meeting at Elk Run
9	Fling legal matter	TP / RC	ongoing	
10	Negotiate berm solution with county	TP	ongoing	

COMPLETION DATES OF FOLLOWING ITEMS TO BE DETERMINED IN SPRING OF 2007

A	Complete stone mulch areas south side	ARP	6/1/07	
	Long range solution to ice problem with the exposed walkway decks	ARCH	6/1/07	
B				
C	Assess maintenance needs of balconies	ARP	6/1/07	
D	Complete stone mulch between parking pads	ARP	6/1/07	
E	Asphalt roadway - assess repair needs	ARP	6/1/07	
F	Rennovate grass south boundary area	ARP	6/1/07	
G	Repair of stone and stucco damaged by water drainage problems	ARP	6/1/07	To proceed upon improving water drainage from decks