

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Tuesday, October 28, 2008
Conference Call: 10:30 a.m. (MST)

- I. Call to Order 10:31 am
- II. Present for the tele-conference were Paul Zlotoff, Dick Angelo, Dick McKay and Tom Parsons. Ned Brandt and Mary Stock were present from Americana Resort Properties.
- III. Capitol Committee:
 - A. The Capital Project Committee has met with several contractors and will prepare a letter for the board with estimated costs. Once this letter is received Tom Parsons will draft a letter to all homeowners about financing options for the work at Elk Run. This letter will include figures for necessary projects based on the bids that we have received.
- IV. Action Plan
 - A. Old Items:
 - i. Crack filling of the driveways is complete. Total cost was \$1,100.00
 - ii. The leak into #12 was further examined by Turner Morris and they are working on adding copper to the leak area to prevent further water infiltration. This will be done at Turner Morris' expense.
 - iii. The Electrician communicated which units it would be necessary to use for the new heated panel system. Thank you to unit owners: 13, 11, 10, 08, 07 for their participation in this project. Without Homeowners support projects such as this with the intent of making Elk Run a better place to live would not be possible.
 - B. New Items:
 - i. The Cricket that Turner Morris installed to help with the ice falling from the corner of building 209 is not built to spec. Tom Parsons has met with Turner Morris in regards to this and they agree that the issue lies in their construction. They will repair the cricket in spring of 2009.
 - ii. An ice bar was approved to be installed at BLDG 224 above the corner of unit 13 to help with falling ice from this area. The cost will be about \$800.00
 - iii. The Capital Project Committee has met with several contractors and will prepare a letter for the board with estimated costs. Once this letter is received Tom Parsons will draft a letter to homeowners about financing options for the work at Elk Run. This letter will include figures for necessary projects.
 - iv. The new deck in BLDG 209 still needs sealed, the architect has agreed that this can wait until spring of 2009.
 - v. The Scupper on the new deck still needs painted.
 - vi. A lever handle will be re-installed on the man door for the garage.
- V. Financials:
 - A. We are currently about \$15K over budget. Ground has definitely been made up from the beginning of this year.
- VI. Next Board Meeting: December 02, 2008 at 10:30am. (MST)
- VII. Meeting adjourned at 11:37am

Respectfully Submitted By:
Mary Stock
Americana Resort Properties

	A	B	C	D	E
	ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1					
2		REFERENCE 10/28/2008 BOARD MEETING			
3					
4	1	<i>Change gate access code for winter</i>	ARP	12/2/08	
5	2	Draft letter to HOs regarding financing repairs to the development	TP	12/2/08	pending CapX Committee report
9	3	Discuss master plan for CapX projects	BOARD	12/2/08	pending CapX Committee report
10					
11		Next Board meeting scheduled 12/2/2008			