

**The Elk Run at Copper Mountain Homeowners Assn.**  
Board of Directors Meeting  
Tuesday, September 12<sup>th</sup> noon  
Teleconference

- I.** The meeting was called to Order at 12:01am.
- II.** Present at the meeting were Paul Zlotoff, Dick Angelo, Dick McKay, and Tom Parsons. Neale Miller and Ned Brandt were present from Americana Resort Properties.
- III.** Role of Board of Directors
  - a. Americana can communicate basic community items via e-mail.
  - b. Owners have access to all meeting minutes and action plans at [www.elkrunhoa.com](http://www.elkrunhoa.com).
- IV.** Contractors
  1. Management: Americana Resort Properties
  2. Roofing: Turner Morris
  3. Architectural: Freddie Valdez
  4. Attorney: Ron Carlson
  5. Landscaping: Sones Mac
- V.** Planning for December Meeting
  - a. Board to meet in person in December to lay groundwork for 3-5 year plan.
  - b. Neale to ask Mark Hubbard from Turner Morris to put together updated 5 year cost analysis and send to BOD. Ask Mark to attend meeting.
- VI.** Action Plan
  1. Add
    - a. Tom Parsons to schedule Annual Meeting date.
    - b. Make sure to have Freddie Valdez review the contract, inspect work, and provide final approval for the stucco repairs.
    - c. Board approves up to \$8000 in short-term roof repairs (NOT roof replacement).
    - d. Investigate purchase of #5 Elk Run.
  2. Ongoing
    - a. Window cleaning scheduled for 09/26
  3. Completed
    - a. Landscape design completed
    - b. Waterproofing decks completed.
- VII.** Roof Repair Schedule
  1. Turner Morris will be complete with #214 and #224 roof replacement by 10/15/06.
- VIII.** Next Board meeting scheduled for at October 26<sup>th</sup> at noon mountain time.
- IX.** Meeting adjourned at 1:29pm.

Respectfully Submitted By:  
Neale Miller  
Association Representative  
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
Resulting from 9/12/06 BOD meeting				
1	Develop fall maintenance check list	ARP	9/30/06	
2	Asphalt roadway - assess repair needs	ARP	9/30/06	TP waiting appt. call from Bob Thompson
3	Water proof exposed decks	ARP	10/26/06	In progress
4	Improve water drainage from exposed decks	ARP	10/26/06	Temporary modification in progress - Permanent solution to architect
5	Interior roof water damage repair	ARP	10/26/06	Contract drywall repair in progress
6	Repair of stucco other than due to water drainage matters	ARP	10/26/06	Had work re-bid.
7	Renovate grass south boundary area	ARP	10/26/06	ARP to rake in seed just before snow flies
8	Change gate codes	ARP	10/26/06	Post to web site & notify purveyors
9	Sarnafil valley over stairs on #19	ARP	10/26/06	T-M will do as schedule permits
10	Repair of stone and stucco damaged by water drainage problems	ARP	10/26/06	To proceed upon improving water drainage from decks
11	Snow removal options for winter	ARP/DM	10/26/06	
12	Fling legal matter	TP / RC	10/26/06	
13	Negotiate berm solution with county	TP	10/26/06	
14	Establish date for Annual Meeting at Copper	TP	10/26/06	
15	Determine entity of responsibility for balconies	TP/RC	10/26/06	
16	Determine CMI's plans for Unit #5	PZ	10/26/06	
17	2007 and Capital Ex Budget	BOD	12/31/06	Finalize at December Board meeting at Elk Run
18	Develop roof replacemen schedule	BOC	12/31/06	Finalize at December Board meeting at Elk Run

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

A	Complete stone mulch areas south side	ARP	6/1/07	
B	Long range solution to ice problem with the exposed walkway decks	PZ/FV	6/1/07	Architect
C	Assess maintenance needs of balconies	ARP	6/1/07	
D	Complete stone mulch between parking pads	ARP	6/1/07	