

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

- I. Call to Order 10:30 am
- II. Present for the tele-conference were Dick Angelo, Dick McKay and Tom Parsons. Mary Stock was present from Americana Resort Properties.
- III. Capitol Committee:
  - A. Mike Winn, Project Chair is out of the country and unable to attend today's meeting.
  - B. A facilities review meeting took place in August and a recap was sent out to attendees.
  - C. Mike Winn and Dick Angelo met with contractors on property on September 23 and these contractors will be putting together proposals for the project list.
- IV. Action Plan
  - A. Old Items:
    - i. Turner Morris is completing punch list and should be done with roofs next week.
    - ii. Gate codes will be changed end of October once the majority of contractors are off property so the least amount of non-owners have the codes.
    - iii. Travis Construction has completed the deck and would like the Architect, Tom P. to flood the deck and ensure that water infiltration is not an issue.
    - iv. Crack filling of the driveways is complete. Total cost was \$1,100.00
  - B. New Items:
    - i. The Electrician is determining which units will be utilized for the new heated panel system on the roofs. Mary will communicate with involved owners via USPS, phone and email once the electrician has made his recommendations.
    - ii. Balcony railings are going to be sanded and painted by Americana. This is not a permanent fix, but a cosmetic one so that owners who are trying to sell have some curb appeal. This project will come in under \$500.00.
    - iii. Unit #12 had a leak-ARP will follow up with Turner Morris about what is being done.
- 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 – Email will be sent out to confirm with other BOD members on an acceptable meeting date/time. Tentative date is Tuesday, October 28<sup>th</sup>, 2008.
- VII. Meeting adjourned at 11:24 am

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 8/15/2008 BOARD MEETING			
3					
4	1	Asphalt drives - fill cracks/seal coat to wait	ARP	10/28/08	Estimated at \$2000 - to be done 1st week October
5	2	<i>Roof water diversion from #219, 214 &amp; 224</i>	<i>TP</i>	<i>10/28/08</i>	<i>T-M to start within 2 weeks</i>
6	3	<i>Responsibility for interior balconies</i>	<i>ARP</i>	<i>10/28/08</i>	<i>POSTPONED</i>
7	4	<i>Change gate access code for winter</i>	<i>ARP</i>	<i>10/28/08</i>	
8	5	Draft letter to HOs regarding financing repairs to the development	TP	10/28/08	Notify CPC this this is happening
9	6	<i>CPC request for Travis contract information</i>	<i>TP</i>	<i>10/28/08</i>	<i>TP to respond.</i>
10					
11		Next BODmeeting set for 10/28/08 - 10:30 am			