

**The Elk Run at Copper Mountain Homeowners Assn.**

Board of Directors Meeting  
Tuesday, September 4, 2007  
Conference Call 10:30am

- I. Call to Order 10:31am
- 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. Leslie Winn, owner of unit 19, asked to join the meeting at 11:15am.
- III. Discussion on Membership Involvement in Board Meeting
  - A. Leslie Winn asked to speak to the Board about the roof decks. Board asked her to join the meeting at 11:15am.
- IV. Review of Status of Decks
  - A. Confusion over what is being voted on.
  - B. Letter is only asking if owners want a roof over the deck.
  - C. Board or Americana will call homeowners who haven't responded and get their vote.
  - D. Time is limited- we need to fast track this project.
  - E. Waiting for 2<sup>nd</sup> bid from contractor. Need 2<sup>nd</sup> bid ASAP.
  - F. The majority of those voting have approved the roof addition.
- V. Action Plan
  - A. Roof Leaks on #15: Ice dam- above huge picture window. Neale to ask Mark Hubbard to look at leak and see about temporary fix to problem.
  - B. Asphalt Roadway- Sealcoating: Due to budget concerns and wanting more research into repairs, the Board decided to postpone sealcoating discussion until Spring 2008.
  - C. Grass is looking much better since hired new landscaper.
  - D. Fling Legal Matter: Board authorized Paul to negotiate the settlement up and to discuss an adjusted fee with the attorney.
  - E. South side stone mulch needs trimmed and sprayed with weed killer.
  - F. Add to Action Plan: COMPAC- Architectural Review Committee to review walkway plans.
  - G. December date for budget meeting: Add to action plan to set date.
  - H. Add to Action Plan: Have preliminary 08 budget by 10/2/07.
- VI. Leslie Winn, owner #19, joined the meeting at 11:15am to discuss roof on decks.
  - A. Leslie asked if there was any other solution than a roof on the walkway.
  - B. Paul Zlotoff expressed concerns that Leslie had not included the Board from her e-mails to the owners about the roofs.
  - C. Dick Angelo spoke to Leslie's concerns about the roof over the deck. Leslie is concerned about the roof's possible negative effects on sunlight and view from her unit. Dick stated that the Board has spent hours and hired experts to research the best solution for the entire HOA.
  - D. Paul Zlotoff stated the Board believed that the view, sun will be minimally effected by addition of new roof.
  - E. The walkways have been replaced twice due to water damage. Architect recommends the walkway have a roof as the best solution for long-term maintenance of decks.
  - F. Leslie stated that she is against the roof since she believes it will affect her unit.
  - G. Paul stated that the majority of the homeowners voted for the roof, and the Board has decided to add the roof.
  - H. Leslie stated she was not happy with the decision.
- VII. Next Board Meeting – October 2nd at 10:30am Mountain Time.
- VIII. Meeting adjourned at 11:45am.

Respectfully Submitted By:  
Neale Miller  
Americana Resort Properties

ITEM	DESCRIPTION	WHO/ WHOM	PROJECTED COMPLE- TION DATE	ACTION NOTES & UPDATE INFORMATION
1	<i>Obtain CMI architectural review approval for roofs over deck plans</i>	<i>TP/TJP</i>	<i>9/10/07</i>	<i>Obtain approval from Copper Mtn arch review committee for the roofs planned for the decks.</i>
2	<i>Preliminary '08 budget to Dick A. by 9/14/07</i>	<i>ARP</i>	<i>9/14/07</i>	
3	Long range solution to ice problem with the exposed walkway decks	ARCH	10/2/07	Architect to address this when deck project schedule permits
4	Assess maintenance needs of balconies	ARP	10/2/07	Peak Choice to make assessment
5	Bylaws to reflect changes in parking regs	PMZ/DM	10/2/07	Paul & Dick McK to coordinate
6	<i>Filing legal matter</i>	<i>PMZ/RC</i>	<i>10/2/07</i>	<i>PMZ authorized to negotiate</i>
7	<i>Snow removal contract for 2007/2008</i>	<i>ARP</i>	<i>10/2/07</i>	<i>ARP authorized to start negotiations with CMI</i>
8	<i>Completion of FINAL phase of landscape maint. Upgrade</i>	<i>ARP</i>	<i>10/2/07</i>	<i>Looking better but some things not yet done</i>
9	<i>Develop cash flow projection vix a cis projects</i>	<i>ARP</i>	<i>10/2/07</i>	<i>Neale to get to Dick Angelo</i>
10	Asphalt roadway - assess repair needs	ARP	4/30/08	
11	<i>Obtain 2 bids [Travis + 1 other] for deck</i>	<i>ARP</i>	<i>ASAP</i>	
12	Complete stone mulch areas south side	ARP	budget**	
13	Complete stone mulch between parking pads	ARP	budget**	

\*\*Schedule as budget permits