

Elk Run at Copper Mountain Homeowner's Association
Annual Meeting
February 17, 2008 9:00am
Anaconda Board Room, Copper Mountain, CO

- I. Meeting was called to order at 9:15 am.
- II. Present were Board Members: Paul Zlotoff, Dick Angelo and Dick McKay. Tom Parsons was present as Executive Director to Elk Run. Also present were homeowner's Jim Sullivan (#6), Jim and Anne Marie Stinehelfer (#10), Tim Ober (#11), Pat Angelo (#12), Ross and Tammy Anderson (#16) Leslie and Mike Winn (#19), John Wilhelms (#20) and Amy and Peter Orwick (#23). **Present by proxy:** Bruce and Karen LeVasseur (#1), Randall and Kathleen Malchow (#7), Andrew and Laurel Sukawawty (#9), Robert and Lynda Thompson (#22). Ned Brandt and Mary Stock were present representing Americana Resort Properties. Tom Peterson, architect, was present. Ron Carlson was present representing Carlson Carlson and Dunkleman Law Firm. Tim Morris and Mark Hubbard were also present, representing Turner Morris Roofing. Quorum was attained.
- III. Dick McKay motioned for approval of 2007 Annual meeting Minutes, no objections. Motion carried.
- IV. **President's Message; Paul Zlotoff**
 - A. Communication:
 1. The Board and Americana meets monthly via telephone conference. Minutes from these meetings are available on the website (elkrunhoa.com) following the meeting.
 2. Decisions made by the Board on behalf of the Elk Run HOA are not taken lightly. The governing documents of the Association are strictly adhered to when making any decisions. These decisions are presented to the owners via the website.
 3. The Board does not feel that it is productive to participate in "email trails" with owners. If there is a specific concern or question to be addressed by the Board, please email Tom Parsons, and he will act as the liaison for these issues.
- V. **Legal Report; Ron Carlson**
 - A. Basic function of the firm: Ensures that CCIOA regulations are followed, legal relations with outside contractors and to be the repository of official documents.
 - B. The County paid for the damage to the berm that occurred last season.
 - C. There is no pending or current litigation.
- VI. **Copper Mountain PUD**
 - A. Currently the status of the Copper Mountain PUD is unclear; there have been significant cutbacks at Copper. It has been determined that the previous PUD requirements must be met by Copper before approval for a new plan will be approved.

- B. There is a link to Copper Mountain PUD on the website.

VII. Capitol Expense Sub-Committee

- A. Mike and Leslie Winn made a motion for a “Capital Expense Sub-committee;” this committee will be comprised of owners from each building.
 - 1. The main purpose of this committee is to help alleviate the time drain on the board and to let owners take an active role in Elk Run capitol projects.
 - 2. The Committee will compile info from owners and necessary contractors then report to the board their findings.
- B. Motion carried, sub-committee will be formed
- C. Mike and Leslie took volunteer’s names and will be in contact regarding the committee.

VIII. Physical Plant Report

- A. HOA vs. Homeowners Responsibility
 - 1. Copper Mountain has not taken responsibility for the damage done to several garage doors. With no one to hold accountable for the damage, per the Elk Run Declarations, replacement costs fall to the owner’s.
 - 2. Board will discuss changing the Declarations in regards to the garage door responsibility (HOA vs. Homeowner) and will report back.
- B. Roofs; Mark Hubbard/Tim Morris
 - 1. The new Copper Roof system is comprised of (3) different materials. These materials were selected for their ability to shed water/snow while keeping cost in mind.
 - i. Seamed Copper for the major traffic areas. This is the most expensive material, but also the best in leak protection.
 - ii. Asphalt Shingles for the high roofs. This is the least expensive material and provides the least protection against leaks so was used for the high areas that get the least snow/ice buildup.
 - iii. Sarnafil for the back roofs. This is a vinyl product that looks like aged copper, but is considerably less expensive. Works almost as well as copper in preventing leaks.
 - 2. Effectiveness
 - i. The old roofs have to be replaced, and it is being done in the most cost-effective, result oriented way.
 - ii. Mark and Tim showed power point regarding leaks that have occurred this season.
 - iii. Only 1 leak has occurred in a building with a roof that has been replaced; **this leak was from a window sill and not the roof.**
 - iv. Turner Morris will meet with Americana and show them “target areas” and instruct them

at what level Turner Morris should be contacted for snow removal on the roofs/window sills.

3. Ice Issues

- i. Everyone realizes that due to the environment in which we live, snow and ice buildup will always be an issue. That said, the overall the improvement of the new roofs over the old has been large.
- ii. Ice bars have been installed in areas where falling ice/snow could be a hazard (driveways/stairways.)
- iii. Ice melt panels could be installed on roofs that have heavy ice build up to prevent the ice from forming.

C. Other Maintenance

1. Stone and stucco repair
2. Decks
 - a. Deck in bldg 209 is still under construction.
 - b. Remaining decks will be assessed on a case by case basis. There is no estimate on what the cost of these decks will be due to differing variables for each deck.
3. Snow removal
 - a. Copper Mountain will remain as our Snow Removal company

IX. Financial Report

- A. Financials can be found on the website- www.elkrunhoa.com.
- B. Operating Budget is under budget in expenses
- C. Capitol Assessments are projected to continue into 2011. These assessments are revisited every year during budgets and extended or canceled as necessary.
- D. Copper Mountain still owes their dues. Americana will follow up on this.

X. Election of Director

- A. Paul Zlotoff's term was scheduled to end this year. No individuals stepped forward or submitted nominations for new president, so the Board implored Paul to remain on as President. Nomination carried with no objections. Paul was elected for another (3) year term.

IX. Meeting adjourned; 11:50am.

Respectfully Submitted by:
Mary Stock
Association Manager
Americana Resort Properties