

Elk Run at Copper Mountain Homeowner's Association  
Annual Meeting  
February 18, 2006 9:00am  
Anaconda Board Room, Copper Mountain, CO

- I. Meeting was called to order at 9:04am.
- II. Present were Board Members: Paul Zlotoff, Dick Angelo, and Dick McKay. Also present were homeowner's Pat Angelo, Jim Sullivan, Tom Malmgren as proxy for Joe Bankoff, Amy and Peter Orwick, Leslie and Mike Winn, Gayle and Tim Ober, John Wilhelms, and Anne Marie Stinehelfer. Present by proxy: Andrew and Laurel Sukawaty, Randall Malchow, and James Patterson were present by proxy. Ned Brandt, Joe Altoonian, and Neale Miller were present representing Americana Resort Properties. Ron Carlson, Association Attorney, was also present. Quorum was attained.
- III. Dick McKay motioned, and Pat Angelo seconded approval of 2005 annual meeting minutes.
- IV. President's Message- Paul Zlotoff
  - A. Paul Zlotoff reiterated the need to focus on maintaining Elk Run as the highest quality development.
  - B. The bad news is that a few more roof leaks happened this year because of the tremendous amount of snow. The Assn is working diligently on fixing this problem.
  - C. Parking: the Assn is committed to keeping areas open with parking notices and regular enforcement.
  - D. Thanks to Americana Resort Properties and Tom Parsons. Tom, as Executive Director, has been a great asset and quality assurance officer.
- V. Elk Run Website- Dick McKay
  - A. [www.elkrunhoa.com](http://www.elkrunhoa.com)
  - B. Assn documents, photos, meeting minutes, and financials are located on this site.
- VI. Financial Report- Dick Angelo
  - A. Financials have been a challenge with the large cost of snow removal. Elk Run was \$26,500 over budget in 2005 due to snow removal (including roof snow removal). The Board is trying other solutions to combat this expense.
- VII. Physical Plant Report
  - A. The Assn will ask each homeowner to change their personal gate code every other year.

- B. The county has destroyed the landscaping on the berm with snow removal. The Board will be talking to the county for a solution to this problem.
- C. Contracting a landscaping company this summer to handle mowing and revegetation.
- D. Roofs: Paul Zlotoff answered a question in regard to solutions for the roof leaks. Paul stated that he wanted to be confident that the solution can handle large snow loads. The Assn has avoided heat tape since it is expensive and can be a maintenance problem. The Assn is looking at solutions such as sarnafil membranes and standing seam copper in some areas which should last for 100 yrs.
- E. PUD Modification: The new strategic development plan for Copper Mtn impacts Elk Run because #9 hole will tee off toward Elk Run. The plan still needs to be approved. Dick McKay will post a PUD link on the Elk Run website.
- F. Action Plans are on website- show the current plans for the Assn.

VIII. Election of Director

- A. Tim Ober motioned, Jim Sullivan seconded the reelection of Paul Zlotoff to Board of Directors.

IX. Meeting adjourned; 9:52 am.