

# ELK RUN

## Homeowners Association

Financial Office  
Attn: Laurie Miles  
P.O. Box 280252  
Lakewood, CO 80228-0252  
(303) 985-5266  
Fax: (303) 985-5681  
E-mail: [miles1@coppercolorado.com](mailto:miles1@coppercolorado.com)

Operations Office  
P.O. Box 3440  
Copper Mtn. CO 80443  
(970) 968-3255  
Fax: (970) 968-3159  
E-mail: [medelmanj@coppercolorado.com](mailto:medelmanj@coppercolorado.com)

### ANNUAL MEETING MINUTES Friday, March 12, 2004

#### CALL TO ORDER:

Paul Zlotoff, Board President, officially called the meeting to order at 9:05 a.m. in the Spruce Lodge Boardroom.

#### ROLL CALL:

Paul Zlotoff (#14) introduced himself and asked everyone to introduce themselves: Dick McKay (#15), Pat and Dick Angelo (#12), Lorinda Beller, (#18), Jo Medelman, Resort Property Manager; Robert Stenhammer, Director of Lodging; Rob Westhelle, Resident Manager and Barbara Moss, Property Management Assistant

Homeowners represented by proxy: Malchow (#7) and Winneberger (#23).

#### APPROVAL OF LAST YEAR'S MEETING MINUTES:

Paul referred to the 2003 Annual Meeting Minutes and asked for a motion to approve and dispense with their reading. Dick Angelo made the motion; it was seconded by Dick McKay and carried.

#### PRESIDENT'S REPORT: (Paul Zlotoff)

- Current Elk Run Board of Directors is committed to maintaining Elk Run at the highest level, while being cognizant of costs incurred.
- Currently working on and will continue to work with roof leaks. Need to find a low-cost, passive system that is a permanent solution for a multiple number of years.
- Paul encouraged homeowners to contact the Board with roof or other issues so they can be addressed promptly. If the Board is not made aware of problems, they can't follow through on them.

[Wayne Bailey (#21) arrived at 9:09 a.m.]

- Create Executive Director position. Necessary in order to provide constant monitoring of the property and provide status reports to the Board. Paul no longer has the time to do this with the same intensity he has given it in the past 6 years.

#### FINANCIALS: (Paul Zlotoff)

- Elk Run is running tight in Reserves and very close to budget with minor deviations.

[Paul Rota (#28) arrived at 9:16 a.m.]

- Two reasons to have expanding Reserves: (a) have the money available when needed and (b) not to have to resort to special assessments when immediate needs arise. In addition, not having Reserves available means that the distribution of costs that benefit owners may not always be equitable.
- Goal is to increase Reserves to \$50,000.

- Single largest budget expense category is roof repair/snow removal. Snow removal has its own line item that does not include removing snow from roofs. Done this way to track roof snow removal expenses. The goal is to find a self-clearing system that will not cause roof leaks.

**PHYSICAL PLANT REPORT: (Dick McKay):**

- The roof experiment will take place at #14 because there are no snow slide issues there (i.e. no pedestrian walkways or vehicle activity there). Savings could amount to \$10-11,000 annually if we can eliminate roof leaks. The goal is a zero-tolerance roof leak occurrence.
- The rotten wood on columns is being replaced on an as-needed basis.
- Rocks and stone that continue to fall off will be addressed this summer.
- Significant amount of landscaping being done by Copper Mountain, Inc.
- The front gate is working well now that repairs have been made. The speaker unit has also been tested and is working properly.
- Driveways have cracks in them that will be addressed by a committee of one, Bob Thompson. Bob owns concrete testing facilities and is familiar with the problem and remedies. Summer of '05 we will need to reseal the asphalt; may want to consider some grit in the asphalt at that time.
- Any problems with the exterior of Elk Run, such as roof leaks, can be addressed to the Board by e-mailing Dick McKay at dick@mckay.org.

**COPPER MOUNTAIN PLANNING AND DEVELOPMENT REPORT: (Robert Stenhammer):**

Robert spoke in place of Jim Spenst, who was unable to attend this meeting.

- The Cirque is the newest building at the Resort. It is a quarter-share interval ownership program that has gotten off to a great start.
- The Board of County Commissioners continues to meet to discuss the PUD changes. The issues of parking and density remain the stickiest. The next meeting is May 10<sup>th</sup> and Robert encouraged the homeowners to attend. There is nothing in the plan that will negatively impact Elk Run. The changes are designed to take the Resort to the next level.
- March and April activities will combine to end the season on a positive note. Expansion and growth of the already-established summer events are planned.

**ELECTION OF BOARD MEMBERS: (Paul Zlotoff)**

Dick McKay's term as Vice President is expiring. Lou Beller made the motion to re-elect Dick for another 3-year term. There were no further nominations and all approved Dick's election.

**OTHER BUSINESS:**

Paul noted that he and his fellow Board members continue to work diligently on behalf of the Elk Run homeowners.

**ADJOURNMENT:**

There was no further discussion and the meeting was adjourned at 10:03 a.m.