

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Thursday, October 15th, 2009
Conference Call: 11:00 a.m. (MST)

- I. Call to Order 11:07 am
- II. Present for the meeting were Mike Winn, Jim Stinehelfer, John Wilhelms, Paul Zoloff, Wayne Bailey, Mark Kendle and Ann Marie Stinehelfer. Justin Connally and Ned Brandt were present from Americana Resort Properties.
- III. CPC Report
 - A. Excavation for the stair foundation is complete and Tom Peterson is on site.
 - B. Tom wants an updated schedule to compare to the original 62 day count.
 - C. Reconstruction Experts needed to demolish driveways and are currently on track.
 - D. Turner Morris has started the roof improvements.
 - E. John Wilhelms will email the board with the status after his meeting with Tom Peterson.
- IV. Financials
 - A. 2 Accounts were discussed at Citywide, an operating account and a capital/reserve account. We will also have a draw account. We will use a lockbox going forward and a spreadsheet will be sent to Citywide with amounts due.
 - B. The budget was sent out and operating was close. We will redo the 2009 budget for Capital items. We will include the capital budget with the 2010 budget.
 - C. Financials were out 10/20-10/25, 2009.
- V. Procedures
 - A. Dues process – 10% late fee and a phone call at 30 days, an official letter at 60 days, and an attorney letter at 90 days.
 - B. Ned will talk with Candyce about legal language for the official letter.
 - C. A policy should be made that allows the board to make exceptions to the policy and that policy should go into the bylaws. Ned will send out a proposed policy to the board for approval and will also run it by Candyce.
 - D. The #2 soffit repair will be completed next summer along with the capital project construction.
- VI. Old Business
 - A. The domain name for the website has been transferred to Elk Run. The actual site was encrypted. The web hosting company is rebuilding the site.
 - B. An additional work study was done by Reconstruction Experts. They asked for a cost to do a survey that would not duplicate the WJE study. A proposal is forthcoming and John will follow up.
- VII. New Business
 - A. Emergency repairs – John is looking at repairing Dick Angelo's window sill with Reconstruction Experts. There is a foundation leak into #17.
 - B. Metro State Sprinkler work will start next Monday or the following Monday. It should take 2 weeks to do the job.
 - C. The Law Firm has the insurance policy and will give a proposal to do the review.
 - D. Americana emailed owners saying that gate codes were needed. The changes will take place mid- November. Americana will give the general code to everyone and use that for vendors, etc.
 - E. Bank draw procedure is set up for monthly draws. The HOA will be reimbursed for 2009 expenses. Americana will email September status in the new format to the board.
 - F. Americana will update and distribute the revised action plan.
- VIII. Next Board Meeting: November 12, 2009 11am-MT
- IX. Meeting adjourned at 12:20 pm

Respectfully Submitted By:
Justin Connally
Americana Resort Properties

The Elk Run at Copper Mountain Homeowners Assn.
Board of Directors Meeting
Thursday, September 17, 2009
Conference Call: 11:00 a.m. (MST)

- I. Call to Order at 11:09 a.m.
- II. Present for the meeting were Mike Winn, Anne Marie Stinehelfer, Dick McKay, Jim Stinehelfer, John Wilhelms and Paul Zlotoff. Justin Connally and Ned Brandt were present from Americana Resort Properties.
- III. Minutes from the board meetings of August 8, 2009 and August 27, 2009 were approved.
- IV. CPC Report
 - a. Demolition was started this week.
 - b. There is a site meeting this week with Tom Peterson who will approve construction draws as we move forward.
 - c. Turner Morris was retained for the roofing project, and materials have been ordered.
- V. Financials
 - a. We need to add a footnote to the financial statements to document the unpaid Travis Construction invoices.
 - i. Americana will add the footnote to the balance sheet.
- VI. Legal
 - a. The loan has been closed and 2 construction contracts are complete. Mike and Jim will discuss administrative procedures.
 - b. 209 walkway repairs are being reviewed by Tom Peterson.
 - c. Justin has talked with Fox Pines and they said that they will be redoing the shed in the next month.
 - d. We have the same 3 delinquencies as the last meeting. All 3 have been personally contacted and have not yet paid their past due amounts. We need to research the bylaws on interest pertaining to overdue accounts. This has not been enforced in the past as it has not been a chronic problem. Americana will email the board with a recommendation on how to handle the past due accounts.
 - e. Americana will talk to an attorney they use to get her recommendations on overdue accounts as well.
- VII. Old Business
 - a. There has been no response from Travis on the final billing on the 209 deck.
 - b. There is paint on the soffit of #2. The repair needs to include better texturing and repainting. We will talk to the homeowner about insurance. However, the HOA should be in charge of exterior maintenance going forward and Americana will check to see if the HOA insurance will cover the repairs.
 - c. Gate maintenance contract will be put on hold for now. Americana will look into the possibility of doing some preventative maintenance as well as regular maintenance. Stocking of some standard parts (actuator, etc.) was discussed.
 - d. Web site domain transfer is in process. The company who has been controlling the domain has been notified that the transfer is in process.
 - e. An additional property assessment study needs to be done. Reconstruction Experts will review the scope of work necessary for the additional work. Window and chimney trim will be included in the assessment.
- VIII. New Business
 - a. Sprinkler bids need to be obtained as soon as possible. Americana will call both Dillon Plumbing & Heating and Country Wide Plumbing & Heating. Americana will then recommend a vendor and email the board with their recommendation.