

**Copper Junction Condominium Owners Association**  
**Annual Meeting of the Members**  
**September 3, 2017**

Minutes of the Annual General Meeting of the members of the Copper Junction Condominiums Owners Association held in the Eagle BBQ, Copper Mountain, Colorado.

**ATTENDANCE**

#102 Billy Krasowski	#204 Jason McKillop	#C2, C3 Jean Mckulas
#404 Charles Posnans	#201 Laima Stewart	#C4, C5 Kevin Kahle
#C1 Kevin Flewell	#303 Robert McGinnis	#405 Rusty & Jill Yull
#308 George Hart	#205 Mert Larson	#403 Ira Langenthal
#207, 309 Justin Hunt		

Management – Aly Anderson and Bill Krasowski

Proxies:

#201 Laimute Stewart	#206 Ron Levin	#301 Ron Levin
#302 Ron Levin	#305 Eugene Finkelstein	#306 Roy Kennedy
#307 Ron Levin	#401 Roy Kennedy	#406 Virginia White Jackson

**CALL TO ORDER**

George Hart, as Vice President and Chair, called the meeting to order at 9:11am and noted that the official Notice of the Meeting was sent to all members in accordance with the governing documents. Aly Anderson recorded the minutes.

**QUORUM AND PROXIES**

With those present and the proxies received and validated, a quorum of 85% was achieved.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The meeting minutes of the 2016 Annual Meeting were discussed. A motion was made to approve by Chuck and seconded by Loretta. As all were in favor and none opposed it was unanimously resolved that:

**The meeting minutes of the September 4, 2016,  
annual meeting of the members were approved without changes.**

**PRESIDENTS REPORT**

George Hart spoke on behalf of the President and noted that the association is doing well. Management was changed to Summit HOA Services in February. The financials are operating to budget. The board is working on getting a plat amendment. Range West has finished the first draft and the attorney is reviewing it. The new restaurant is doing well and there were no major maintenance problems this past year.

## **BUILDING MANAGEMENT REPORT**

Billy spoke about what's been addressed over the past year. There have been very little damages over the year. The largest project was the pillar damage due to the ice and snow build up on the new commercial roofs. The horizontal piece of the pillar has been removed to prevent future damage. Billy doesn't expect any future issues. Beyond the pillar damage, Billy addressed the normal yearly painting and landscaping. This fall he'll address the painting in the trash rooms, redo the laundry heat, and seal the garage. The gate will also be rewired and fixed. Billy discussed the doors that need to be replaced on the 4<sup>th</sup> floor and the laundry door. He'll look into putting a new handle on the door to the patio. He'll also look into replacing the gutter over the garage.

Robert noted that there's ice coming onto the patio from the roof. Billy noted that roof snow removal is done, but it was a heavy snowfall and hard to keep up. The owner should keep an eye on it and let management know of any damages. He also asked about the washing machines. Billy will look into a new service company. The machines are poor quality and need to be replaced.

Ira noted that some sheetrock work needs to be done. He'll walk with Billy and show him the areas. He also brought up the walkways and the shaft in the 300 units. There are some bat droppings, but after a bat expert came in, it's been determined that there is no bat infestation. Billy will put some artificial greenery in there to liven it up.

Kevin Flewell mentioned the patio pavers need replacing. When the restaurant was built, the patio was discussed and removing and replacing with a heated slab. Now that the restaurant is built, the patio needs to be addressed. Kevin is working with contractors to get bids. Ira said there's a contract between the board and O'Shays, noting the HOA has zero responsibility for the patio. George believes the patio to be a reflection of the building and added that the board will work with CNL.

## **FINANCIAL REPORT**

A balance sheet and P&L were included in the AGM packets. As of July 31, 2017 there is a total of \$166,794 in total checking/savings accounts. Operating is running under budget. The largest overages this past year have been in legal and professional fees as well as security and fire safety. As discussed earlier, a water increase of 10% will be accounted for in the coming year. An owner asked management to contact the accountant and clarify the interest on the reserves. The board will draft and approve a budget and send it to the membership for ratification. Kevin noted that the allocations for dues are based on square footage. With the new plat, there will be changes in allocations.

## **OWNER EDUCATION**

Bryan Webinger, the Metro District manager, spoke on the Copper Metro District. The Metro District handles the fire protection, water and sewer, cable and internet, as well as the clerk and treasurer. The Metro District's focus is on doing what is best for the community. This past year, one well had to be taken off line due to health and safety concerns. The Metro District plans to expand the well house for a new well. There is a new Public Works Director this year, and the Metro District is focusing on addressing a lot of issues that have been deferred for years. There were no rate increases in 12 years, and the Metro District needs to continue to increase rates. There was a 15% increase in 2017, and there will be a 10% increase in 2018. There will be a possible 10% increase in 2019 as well.

Everyone is welcome to stop by the fire station for a tour of the new equipment. Bryan reminded owners to run their water for a couple of minutes when you first arrive as many of the buildings at Copper are old, and have old pipes. It's also important to make sure your toilet and faucets are not leaking, and check your water shutoffs. The Metro District is looking into replacing meters throughout the resort. Bryan anticipates a new meter for Copper Junction will cost between \$1400-1800.

### **OTHER MATTERS**

The owners discussed the importance of saving water with the increase in water rates. Rusty made a motion for Billy to check the shutoff valves and notify any owners of leaking toilets. All water valves will be checked by November 15<sup>th</sup> and replaced if needed. Justin seconded and the motion and with the majority in favor the motion was approved for:

**Billy will check all water valves in units and change if required.  
He will notify owners if a new toilet is recommended.**

In addition to checking the water valves, the owners discussed purchasing a new water meter. Rusty made a motion to purchase a new water meter as the Metro District manager discussed. As all were in favor, none opposed, it was unanimously resolved that:

**Copper Junction will contact the Metro District  
and purchase a new water meter.**

### **ELECTION OF DIRECTORS**

According to the governing documents, the Board shall consist of 5 directors (3 residential/2 commercial) whose will serve a 3-year term. The directors elect the officers amongst themselves. George Hart's unit is under contract, closing in October so he can no longer be on the residential board. The floor was open for nominations. Jason McKillop self-nominated. He is a full time residential co-owner and lives at Spruce Lodge. After further discussion, and no further nominations from the floor, the call for residential nominations was closed. George made a motion, Rusty seconded. As all were in favor and none opposed it was unanimously resolved that:

**Jason McKillop will join the residential board  
For a 3 year term**

Kevin Flewell's term was up for the commercial board. Kevin would like to stay on the board and self nominated. Ryan Oliver would also like to run for the board. Secret ballots were passed out for each commercial unit to vote.

Summit HOA Services counted the ballots and the commercial units vote:

**Kevin Flewell will remain on the board  
for another 3 year term.**

### **Adjournment:**

As there was no further business to discuss, the meeting was adjourned at approximately 11:18am.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on September 2, 2018.

\_\_\_\_\_  
Signed as \_\_\_\_\_  
Board Position

\_\_\_\_\_  
Date