

Minutes
Copper Junction
Owners Meeting
April 5, 2016
5pm MDT

Dial in Number:

- 267-507-0420
- Access Code: 337-4070

CALL TO ORDER

Roll Call

Directors on the call - Ron Levin, Bev Levine, Kevin Flewell, Billy Krasowski
Owners on the call - Eugene Finklestein (305), Ira Langenthal (403), Justin Hunt (207/309) Roy Kennedy (401/306) George
Wilderness - Ben Sloman, Keith Chamberlain, Matt Szmyd, Jason Dietz

OWNER FORUM

15 minutes - delayed to end of meeting

PROJECT / PROPERTY UPDATE

Change of management company

With Mountain managers the issues were bills were not getting paid and not showing that receiving funds

WPM agreed 10% less rate that Mountain Managers were charging to complete administration tasks

Collection policy needs to be decided on

Financial and accounts update

Keith noted that all financial information is current in Wilderness software and all community information is available at wildernesshoa.com. Net Accounts Receivable has decreased from over \$18,000 when Wilderness took over 2/1/16 to under \$7,500 at the end of March. Keith will send welcome packets to owners who requested them on the call. Switching from Cash to Accrual accounting will produce some changes on the financials, and a fund imbalance issue will need to be addressed with the board.

Current and future building maintenance

Billy spoke about roof over rebel sports repaired last fall still leaking. Maybe change to a metal roof. (Construction defect?)

3 doors need to be replaced not shutting

Stair in front of rebel sport are crumbling around the edges-using concrete patches to repair

Gate at start of season had an electric issue, needs to bury the electrical line

Garage drain near flower box at entry of garage to assist with more draining and less ice buildup in the garage

3rd floor lobby area needs to have the paint matched

Elevator modernization

Replaced the motor last fall, decide in September to modernize at the Annual Meeting

Commercial space updates

Name of new restaurant is Eagle BBQ, process of finalizing GC agreement to assist with buildout of the restaurant. Demolition work on plaza level that discovered leaks on GCE pipes that need repair. Fire panel needs to be moved out of CC space into GCE space

Owner forum

Justin Hunt - repairs leak from a unit above you

Cost of water is the increase for water an infrastructure or a price increase, is was suggested that metro water is completing a large infrastructure project and passing the cost to consumers

ADJOURNMENT

The meeting has been adjourned at 5.57pm