

**COPPER JUNCTION
BOARD OF DIRECTORS MEETING
APRIL 8, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 7:06 p.m. by President George Hart.
2. **Affirmation of Attendance and Quorum.** Board members in attendance were George Hart and Bev Levine. A quorum was not established. In the absence of a quorum, an official Board meeting could not be held. It was decided to proceed with discussion items although no motions/votes could be made/taken.

Also in attendance were Building Manager Billy Krasowski, Paul Berringer (unit 202), Mert Larson (unit 205), Bob McGinnis (unit 303), Susan Kostin (unit 207), and Rusty Yull (unit 405).

Representing Mountain Managers were Phil Wells and Judy Freese.

3. **Discussion Topics.**
 - A. Repair and Maintenance: Billy noted that elevator issues have been addressed (boards pulled off, broken ceiling lights). He also stated that removal of roof ice and snow is continuing but there are no serious issues at this time.
 - B. George explained that Billy replaced some gate valves over the summer and in the process discovered that quite a few had slow leaks and corrosion issues. It would be better to replace all of them at one time to avoid any major problems from occurring. This should be done before the end of June when events start to pick up again at Copper. Billy will coordinate with the plumber (Tim) and obtain an estimate for parts/labor.
 - C. Installation of netting to prevent Swallows from nesting will be done by Consider it Done. The netting is on order and will be put up as soon as it comes in. This will be done as soon as possible since nothing can be done once the birds return and begin nesting.
 - D. Snow melt getting into the dumpster or electric room was discussed at a previous meeting. Billy noted that a 15' section will need to be cleared in front of the door. Ron knows someone with a front loader but he may not be available for a month or two. It's not advisable to wait too long and it would be better to try to get this done early in May. Mountain Managers will contact one of their vendors and put Billy in touch with him. No snow is to be hauled off. Billy will coordinate with the contractor as to where to put snow. There were some concerns expressed about one drain in the grassy area on the east side of the building that is under 8' of snow. While the front loader is there, he will be asked to break up and move away as much snow as possible to allow the drain to function properly and not be overloaded. With no snow haul off, it is anticipated that the cost will be around \$500.
 - E. February Financials. It was explained that financials still are not very clear due to the way the transfer took place. The last quarterly dues payments have been collected and this puts income way over budget. Dues are now being collected monthly however there are a few owners who are slow to transition to monthly payments. Expenses are also skewed with some payments that were not paid last year being paid now. It appears the HOA is close to "break even" for the year. 4 owners had not yet paid the 4th quarter dues when the February financials were prepared. Since then, 2 have paid in full and 2 have made partial payments. Hopefully, numbers will start to balance out

in the next couple of quarters provided the information Mountain Managers has been given is correct. There does not seem to be anything that is extremely out of whack except cable (\$9,039 over budget year-to-date). It's possible there were unpaid bills that have now been paid. This will be checked and the Board notified.

The balance in the checking account was \$73,213.15, 1st Bank account balance was \$14,383.79, and the money market account balance was \$155,963.42.

- F. George asked about the rate that was locked in with Tiger Gas. This was locked at \$3.90 per Dth which is an extremely good rate.
- G. Building Security: George explained that the Association will be retaining the Ving lock system for another year. They have joined with Mountain Plaza and Billy will be trained on the system. Copper Junction will pay Mountain Plaza \$2,000 for the year (Mountain Plaza is paying \$15,000) and this will include use of their computer, etc. Before this decision was made it was determined that Copper will not refuse service to owners if the HOA does not switch to the Salto system. The Board felt that being able to retain the Ving system for another year is the best option for the HOA and will allow everyone to see how the Salto system works out before making any decisions on a permanent change. George noted that another good reason to wait is that Salto should soon have a unit with a keypad capable of multiple codes or even internet coding.
- H. Changing the annual meeting date has been discussed at previous meetings. Labor Day weekend is not a good time for the majority of Board members. It was pointed out that this was discussed at the last annual HOA meeting. A motion was made and seconded to change the date and the motion failed. Owners in attendance at that meeting preferred to keep the date on Labor Day weekend and the date will remain 8/31 for this year. It was pointed out that in accordance with the Bylaws, the Board has the authority to change the annual meeting date but will not do so at this time due to the previous owner vote.

In the past a social event has been held in conjunction with the HOA meeting. It was felt that this would be a good idea and is an excellent way for owners to get together outside of a business meeting. It was decided to have the meeting at 10:00 a.m. followed by a BBQ on the patio. Notice will be sent out to owners at least 30 days prior to the annual meeting date reminding them to save the date and giving information on the BBQ. The regular annual meeting notice will be sent out 10 days to 2 weeks prior to the meeting.

It was decided to hold the meeting at Copper rather than at Mountain Managers. Billy will arrange the room and make sure conference call capabilities are available and working.

- I. Mountain Managers provided the names of two of its regular vendors for annual roof inspections – SBR and Turner Morris. It was noted that the HOA has been using Consider it Done, is satisfied with their work, and will continue to use their services.

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- J. Owners Mert Larson (205) and Rusty Yull (405) requested information on dues payment options. Forms and information will be sent to both owners.
 - K. Rusty noted that his unit and his neighbor's unit experienced some bug issues. Orkin directly attributed the problems to the swallow nests. This was rather expensive to mitigate as the cost was in excess of \$700.
4. **Schedule Next Board Meeting.** The next Board meeting will be held on June 18, 2014 via conference call at 7:30 p.m. (Mountain Time).
5. **Adjournment** was at 8:45 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved for distribution at the 6/18/14 Board meeting

George Hart, President