

**Copper Junction Condominiums Owners Association
Board of Directors Meeting
December 19, 2017**

Minutes of the Board of Directors Meeting of the
Copper Junction Condominiums Owners Association held via conference call.

Attendance: Ron Levin Jason McKillop
 Kevin Kahle Kevin Flewell
 Roy Kennedy Billy Krasowski

Attorney – Wilton Anderson, Richmond Sprouse, LLC
Management – Aly Anderson, Murray Bain

Call to Order:

Ron Levin, as President, called the meeting to order at 1:31pm 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 all board members present, either in person or by conference call, a quorum was achieved.

Owners Forum:

No owner comments were made.

Ratification of Prior Action of the Class B Board taken outside a Meeting:

In compliance with State laws, all actions taken by the Board, outside of a meeting, are recorded by email and made part of the Association records. After clarifying the actions as listed below a motion was made by Ron, seconded by Kevin, and as all were in favor none opposed, it was unanimously resolved that:

**The following listed actions taken by the Board, since the last meeting of 09/03/17
and outside of a meeting, are hereby ratified and memorialized:**

- a. Board approval of American Family insurance**
- b. Board approval of Copper Sports signage**
- c. Board approval of Fuxi signs on West patio only (pending CDRC approval)**

Old Business

- a. *Plat* – Wilton Anderson discussed the status of the plat and the steps to complete the re-plat project. The plat is nearly complete as Range West is addressing a few minor changes. The plat addresses the changes of the balconies and rental spaces from General Common Elements (GCE) to owner units. Once the final version of the plat is complete, it will be sent to owners for review

and comment. Wilton recommends allowing a 2-4 week comment period. After which, management will send notice and ballot to approve the new plat. The plat requires 67% approval, including the effected owners. Once approved, it will be recorded.

Ron will speak to Ryan Oliver about his leased commercial space, and Aly will contact the units currently using the leased “sauna” spaces. The sauna spaces will be offered to the owners via a sale price determined by the board. After further discussion Ron made a motion to list the spaces at the 2016 assessors value. Jason seconded, and as all were in favor none opposed, it was unanimously resolved that:

**The current leased “sauna” spaces will be offered to the owners
For the sale price calculated using the 2016 assessors value per square foot.**

New Business

- a. *Board Positions* – After discussion, it was subsequently motioned, seconded and unanimously resolved that the following were elected to these Officer positions by acclamation:

Ron Levin - President
Kevin Kahle – Vice President
Jason McKillop – Treasurer
Kevin Flewell – Secretary
Roy Kennedy – Director

- b. *2018 Budget and financials* – The board reviewed and discussed the 2018 budget and current financials. There is a current delinquency due to an unpaid lease. Murray and Ron will work together on addressing this. All delinquencies going forward will be addressed according to the Collection Policy.

Currently, there is a \$42,000 balance owed to the reserves. Years ago, the HOA borrowed funds from the reserves, and this is the balance due. Kevin Flewell made a motion to put \$1,000/month extra from operating, into reserves as available. Jason seconded. As all were in favor, none opposed, it was unanimously resolved that:

**The board approves moving \$1,000/month from
operating to reserves until the balance due is paid off.**

With the above discussed, Ron made a motion to approve the 2018 budget and Kevin seconded. With all in favor and none opposed, it was unanimously resolved that:

**The board approves the
2018 budget**

There is a \$2,000 “Other AP” balance carried forward from Wilderrest Management. This is believed to be from a previous owner bankruptcy. Ira believes this may be the money that was put in an escrow account, set up by Mark Richmond at Richmond Sprouse, LLC during the bankruptcy. Ron made a motion, Kevin seconded, to have Murray work with Richmond Sprouse, LLC. As all were in favor, none opposed, it was unanimously resolved that:

**The board approves Murray working with Richmond Sprouse, LLC
to determine what the \$2,000 is from, and how to handle the funds.**

Ron requested the board approve a holiday bonus for Billy as a thank you for his continued hard work. The board agreed and unanimously approved that:

Billy will receive a \$1,000 bonus

Adjournment:

As there was no further business to discuss, the meeting was adjourned at approximately 2:47pm.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on December 19, 2017.

Signed as _____
Board Position

Date