

**COPPER JUNCTION
BOARD OF DIRECTORS MEETING
JUNE 18, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 7:36 p.m. by President George Hart.
2. **Affirmation of Attendance and Quorum.** Board members in attendance were George Hart, Ron Levin, and Bev Levine. A quorum was established.

Also in attendance were Les Kennedy (unit 306), Bob McGinnis (unit 303), and Ira Langanthal (unit 403).

Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 4/8/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report.** The report covered the period from 3/14 through 5/14. Completed items included reimbursing building manager for purchase of glycol, payment for legal services, tune up and window replacement on the bobcat, installation of bird netting, and payment of the annual legal retainer.

George noted that Billy has been authorized to purchase a new lawn mower this year.

George spoke about the boiler pressure not regulating properly and creating a substantial amount of banging. A plumbing engineer has looked at this and there are two possible solutions. Either a pressure regulator system can be used or a computerized pump can be installed that will track pumping changes and adjust accordingly. Both options cost about the same. The engineer recommends the computerized pump as a better long term solution. The drawback is that it will have to be replaced every time the pump is replaced. Hopefully, the computerized pump will extend the life of the pump. It was suggested that a second contractor be asked to look at the problem and offer solutions. George will have Billy contact Countywide Plumbing and Heating and coordinate an inspection with them. Mountain Managers has contact information if needed. This is not a new situation; it has been on-going for quite a while. The banging noise seems to move between floors and units. (Subsequent to the meeting it was found that Countywide is no longer servicing commercial boiler systems. Another contractor will be contacted.)

Salto Lock Update: George has ordered all the locks through Copper and they should be done in mid August. All unit doors, common doors, and the elevator will have RFID + Pin locks so people can use either or. The cost will be \$330 per lock to be billed to owners. The HOA will be paying \$30 towards each unit door lock to help offset the difference in price between the less expensive RFID only lock (\$300) and the \$360 RFID + Pin locks that were ordered. All locks will be "antique" in color. Some owners have already ordered locks in a different color; Copper is aware that all locks for Copper Junction are to be "antique". As of a week ago, no locks had already been installed. There is still some controversy on whether or not the elevator should be locked. FedEx and UPS will not deliver if the elevator is locked. The lock will be installed on the elevator and whether or not to lock or leave it unlocked was tabled until after installation.

6. **Financials.**

- A. April financials – no discussion.
- B. Unit E2 has been sent a collection letter with a deadline of 7/7/14. If no payment is received, the Board has authorized Mountain Managers to turn the account over to the attorney for collection in accordance with the collection policy.
- C. Ira asked about unit 402 – George stated the account is current with the HOA. The attorney will keep the HOA posted if there are any changes. If dues payments stop, George is to be notified immediately.

7. **Old Business.**

A letter from Resort Internet regarding billable items was recently forwarded to owners. This may have been a standard letter for owners from Resort Internet but Ira asked Mountain Managers to check and see if there were any owner issues that prompted the letter.

8. **New Business.**

The Annual meeting (8/31/14) will be followed by a BBQ. The HOA will provide hot dogs, burgers, utensils, plates, napkins, etc. Owners will be asked to bring a potluck dish to share. This will be included in the meeting notice that will be sent to owners prior to the meeting. It was requested that Mountain Managers send the notice out 30 days prior to the meeting if possible.

Two Board members have conflicts with the date of the annual meeting. Bev will not know her schedule until shortly before the meeting but will do her best to call in. There will not be a quorum of Board members at the meeting. The governing documents will be checked to see if this is required. (Subsequent to the meeting, the governing documents were checked; The Bylaws state that a majority of the number of Directors fixed by these Bylaws, as amended from time to time, shall constitute a quorum for the transaction of business. When a quorum is present at any meeting, a majority of the Directors in attendance shall... decide any question brought before such meeting. There are certain items that legally require a vote of the owners including ratification of the budget (previously approved by the Board), election of Board Members, and approval of transferring any operational budget surplus (if any) to reserves. Should an issue come up at the annual meeting that requires a vote of the Board, it can be discussed and then handled at the next Board meeting or if necessary via conference call or e-mail.)

There were comments made about the annual meeting always being on Labor Day weekend and the fact that Board members should be available. It was explained that two Board members have work commitments that were not anticipated when the meeting date was set.

9. **Schedule Next Board Meeting.** The next Board meeting will be held on Wednesday, August 13, 2014 via conference call at 7:30 p.m. (Mountain Time).

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10. **Adjournment** was at 8:48 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

7/24/14

George Hart, President

Date