

DRAFT- Minutes of the Copper Junction Condominium Regular Board Meeting

Wednesday December 18, 2019

1. Call to Order- 1:01 pm Mountain Time

Present were:

Board Members- Ira Langenthal, Ryan Oliver, Rusty Yull, and Susan Canny

Owners- Gavin Malia (Agent for Owner) and Ron Levin (arrived 1:55)

2. Owner Forum- No Comments

3. Old/New Business

- a. Approval of May 2019 Board Meeting Minutes- Ira **Motioned** to Accept, Rusty seconded. **Approved** Unanimously  
Approval of October 2019 Board Minutes- Rusty **Motioned** to accept, Susan seconded. Amended to include Gavin is on the Lease Committee- Rusty **Motioned** to Accept as Amended, Ryan seconded. **Approved** Unanimously
- b. Elevator Update – Ira indicated the elevator is up and running and ‘looks great’. The final cost will be slightly less than the estimate.
- c. Ira reported on the \$250,000 Special Assessment. Approximately \$160,000 will go towards the new elevator. \$42,000 will go to replenish the Reserves Account for the amount transferred from the Reserves Account by previous Boards around the years 2016 and 2017. Some of the remainder will go to replenish the operational Working Capital Account that ran at a loss from 2017 through 2019.  
Ira indicated money should not be taken out of the Reserves Account unless the membership is notified and a plan to replenish the amount is made public- ie you have an Assessment. This was not done when the \$42,000 was transferred from the Reserves Account by previous Boards.  
Ira indicated it is likely no additional portion (other than the \$42,000) of the \$250,000 Special Assessment will go towards Reserves and that the originally anticipated total dues increase of 10% will actually be 11.4% to 11.9% to accommodate the 2020 budget. Ira explained Zero Base Budgeting adds up the expenses and anticipated increases in expenses and balances that number with income from dues independent of allocation. We must also budget for contributions to the Reserves Account.  
Ira explained the implications of changes implemented in the Budget in 2012 on the handling of Unit E1 effect CAM percentages and budget items .  
Ira cited our original Documents on how expenses should be broken up (Declaration 2.8 ai (1)) and that the Documents indicate we should have Quarterly Payments in Arrears.
- d. Ira and Paula Parker continue their work on the Finance Committee to achieve the committee’s stated goals. A history of some of the issues involved in producing a valid

and accurate Map for the building was presented as well as the identification of documents to support their recommendations. The conversion of the building to fee simple in 1999, inclusion of the basement of a commercial unit in its square footage in 1999, recording of the 1<sup>st</sup> Supplement and its intended purpose, and numerous changes in commercial and residential units since the building was built all must be considered and properly represented in the new Map. The Board will gather more information and plans to have an accurate Map done by 2021. In the meantime, the Board will be implementing CAM allowances in Jan 2020 to correct known inaccuracies in the current allocation based on incorrect information associated with the current version of the proposed Map.

**Motion** to have updated CAM allocations implemented in January 2020 made by Ryan. Rusty seconded. Unanimously **Approved**

Range West was hired by a previous Board, at the cost of \$10,000, to create an updated Map for the building. Incorrect information provided to Range West by the previous Board and its Representative has resulted in an incorrect representation of the building on the Map produced by Range West.

Ryan made a **Motion** to contact Range West and one other company to inquire about hiring them to complete the Map using the correct data and documents. Rusty seconded. **Approved** Unanimously

Ryan brought up the question of how some of the CAM charges are for items not available to all owners- ie firewood, internet and possibly parking spaces. Ryan was going to speak with his attorney about how those items could be handled.

- e. Ira reported there was an increase of 11.4% in the 2020 Budget. Ryan **Motioned** to accept the proposed 2020 Budget. Rusty seconded. Unanimously **Approved**
- f. Rusty reported the Board and Lease Committee are waiting for copies of all the leases and the Committee is in its beginning stages at looking at the leases. The task of the Committee was discussed. A previous Board had offered certain lease holders, in early 2018, the opportunity to buy out their leases per a vote by the Board in Dec 2017. Discussion indicated the governing documents require a specific procedure be followed should lease buyouts occur. Further investigation into the Leases is needed to make recommendations.
- g. In response to an owner's inquiry at a previous meeting, it was reported that there is currently no pet policy in our governing documents with regards to owner vs. non-owner occupants. The Board decided it was most appropriate to have the owners discuss and decide any changes to pet policy at the 2020 Homeowners' Meeting. Owners should make sure any occupants of their unit do not allow inappropriate behavior from pets in the unit.

The Parking Policy was discussed at length with the history of assigned parking, commercial parking and residential parking explained. The intended uses of the on-site and Lot B parking were clarified. This year, Copper Mountain incorrectly gave 6 passes to a commercial owner. All passes are to be given to owners from the Copper Junction Association-usually through our on-site manager Billy. No owners are to accept passes directly from Copper Mountain. It was noted that any disputes about parking should be handled per our governing documents and directly through the Board.

**Motion** was made by Susan to allocate a total of 4 B Lot passes for the commercial owners. Rusty **amended the motion** to include the commercial owners can determine how the passes are to be allocated amongst the commercial owners with the restriction the spaces are used by Copper Junction owners only. Ira seconded and the amended motion was **Approved** Unanimously.

Gavin indicated he would share the decision about the commercial parking spaces with his attorney and this serves as a response to his attorney's previous inquiries to the Board about this matter.

- h. Website is up and running. There is no password. All available documents have been uploaded. The Association will reimburse Susan for her costs to obtain and register the domain name and the Go Daddy fees for the website hosting.

Meeting Adjourned at 3:31pm Mountain Time.

Respectfully Submitted by

Susan Canny –Copper Junction Condominium Association Secretary 2019-2020