

Copper Junction Condominiums Owners Association
Board of Directors Meeting
May 7, 2019

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

Attendance: Ron Levin Ryan Oliver
 Susan Canny Ira Langenthal
 Roy Kennedy Billy Krasowski
 Bob McGinnis

Management –Aly Anderson, Murray Bain

Call to Order:

Susan Canny, as board member, called the meeting to order at 1:07pm 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.

Summit HOA Services, Inc. Resignation:

Summit HOA Services, Inc. has delivered notice of resignation to the board with an effective date of July 12, 2019. Roy made a motion to accept the resignation, Susan seconded, and as all were in favor, non-opposed it was unanimously resolved that:

**The board has accepted the resignation of
Summit HOA Services, Inc. management services.**

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 Roy, seconded by Susan, 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 09/02/18
and outside of a meeting, are hereby ratified and memorialized:**

- a. Board approval of American Family insurance renewal**
- b. Board approval of elevator modernization contract**
- c. Board approval of legal services for board member eligibility review**
- d. Board approval of Billy's holiday bonus**

Old Business

- a. *Elevator Update*– Ira spoke on the elevator update as he was assigned to review all of the components as a member of the financial committee. After review, he noted that the total cost would be around \$157,847 including the modernization contract and required work by others to complete the project. Rocky Mountain noted that they could get the project done no later than November 4 2019. This is due to the time it takes to order and make the parts as well as get on Rocky Mountain’s schedule. With that information, Ira suggests approving the project and getting on the schedule ASAP. Susan noted that the HOA does have the ability to pay through an assessment if needed.

After further discussion Roy made a motion to approve the elevator update project. Susan seconded, and as all were in favor none opposed, it was unanimously resolved that:

**The board approves the elevator update
For the cost of \$157,847.**

New Business

- a. *Finance Committee Findings and Plan of Action* – The board approved a financing committee consisting of three members; Susan Canny, Ira Langenthal, and Paula Parker. Susan thanked Ira and Paula for their services.

Ira explained that the board reviewed documents and financials from 1972 to present day. They were tasked to determine how the dues have been calculated and support for the change. The current dues allocations have been carried forward from previous management to management today. There was a change in dues allocations after the transition from Gaye to professional management. The board could find no support for the numbers used today.

Ron, who was on the board at the time of the change, noted that the change in dues was done as the attorney’s and management company noted that Copper Junction did not have the ability to charge what they were, as there was no legal documents supporting it. As such, the attorney’s suggested changing dues to an allocation based on the square footage filed with the county for each unit. The board approved this change. The attorneys also suggested a replat, which is currently being worked on.

It was noted that you must charge the dues as noted in the legal documents on file with the county. In order to change the dues allocations, it requires a vote of 100% by an instrument written by an attorney.

After further discussion, it was determined that Summit HOA Services, Inc. will continue charging as it’s being done now. The finance committee will work with Ron to get further information on what was done in the past by the board as well as attorney conversations. Ira and Murray will work together to answer Ira’s financial questions.

- b. *New board member appointment*– Kevin Flewell was removed from the board as the governing documents do not support his place on the board. As such, the commercial owners voted Ryan Oliver to fill his seat.

There is also a vacant seat on the residential board. Susan made a motion to nominate Ira to fill the vacant residential seat. Roy seconded. As all were in favor, non-opposed, it was unanimously resolved that:

**The residential board members approve
Ira Langenthal to fill the vacant residential seat.**

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

**Roy Kennedy - President
Ira Langenthal– Vice President
Ryan Oliver – Treasurer
Susan Canny – Secretary**

Owners Forum:

Ron asked how the elevator contract with TK was handled. Aly noted that the attorney was working with TK to terminate. As of the end of December, the attorney was reaching out to TK but heard no response. Aly will reach out to the attorney to see how to wrap this up.

Ron asked about projects and suggested the board determine what summer projects to address soon. Billy will work on getting a list to the board.

Adjournment:

As there was no further business to discuss, the meeting was adjourned at approximately 2:57pm.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on May 7, 2019.

Signed as _____
Board Position

Date