



Copper Valley HOA Meeting Agenda

Being held on Monday, December 30th, 5:00pm, via Zoom

Board Members Present: Catherine Rollhaus , Jim Walder , Dave Davies, Steve Vail, Laurie Adams

Owners Present: Melinda Keith, Kevin Hoffman

In Person Board Members: None

Board Members Absent: Michelle Bopp

Majority Requirement: Met

Date of Notice: December 20th via Email

Meeting Purpose

Ratify the Copper Valley 2024 budget and address any owner questions or concerns.

Key Takeaways

- Budget already approved by board; meeting held as formality for owner input
- No significant owner challenges or veto attempts raised
- Budget ratified without formal vote due to lack of opposition
- Minor clarifications on admin supplies allocation and snow removal priorities discussed

Topics

Budget Ratification Process

- Meeting primarily a formality, as board already approved budget
- Insufficient owner attendance to veto budget even if desired
- No formal vote required; budget considered ratified due to lack of opposition

Financial Updates

- Laundry income from CSC vendor (~\$300 through June) nearly matching \$400 budget projection
- Admin supplies increase to \$1500 explained:
 - Website costs (\$80/month)
 - Pool chemicals
 - Printing and mailing expenses
- Some expense categorization differences noted due to bookkeeper change

Maintenance Issues

- Beeping smoke detector in storage room to be replaced soon
- Snow removal priority for garage ramp to be increased after resident got stuck

Owner Questions

- Clarification on admin supplies increase and allocation
- Request for improved garage snow removal prioritization

Next Steps

- Catherine to send updated dues allocation spreadsheet to Chris for verification
- Jack to raise garage ramp snow removal priority with plow company
- Jack to discuss moving pool chemical expenses from admin supplies to appropriate pool maintenance account with Chris (bookkeeper)

- Continue monitoring laundry income to ensure it meets budget projections

Action Items

- Send 3% capital allocation spreadsheet to Chris for verification
- Raise Copper Valley's priority on snow plowing list
- Discuss with Chris re-allocating pool chemical expenses from admin supplies to pool maintenance account

Next Meeting (Budget Ratification): Feb 4, 2025

ZOOM MEETING INVITATION

Topic: Copper Valley 2025 Budget Ratification Meeting

Time: Dec 30, 2024 05:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82160890395?pwd=2PotfBEbK3oc5TvYJTM7ex3m0geHsr.1>

Meeting ID: 821 6089 0395

Passcode: 831995

Colorado Common Interest Ownership Act:

<https://dre.colorado.gov/division-notifications/meetings-notice-and-agendas-what-are-the-rules>

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