



Copper Valley HOA Meeting Agenda

Being held on Tuesday, February 4th, 6:00pm, via Zoom

Board Members Present: Catherine Rollhaus , Jim Walder , Michelle Bopp , Dave Davies, Steve Vail

Owners Present: Leslie McGivern, Becky Perez, Josh Pred, Carol Miller, Laura

In Person Board Members: None

Board Members Absent: Laurie Sievers-Adam

Majority Requirement: Met

Date of Notice: Standing monthly meeting of the board

Meeting Purpose

Review Copper Valley HOA operations, address maintenance issues, and plan upcoming projects.

Key Takeaways

- Hot water issues in some units being investigated; mixing valve adjustments resolved bathroom issues but kitchen sink problems persist
- Sauna repairs approved up to \$500; Buffalo Mountain Managers to coordinate electrician
- Reserve study to be finalized and published after board review

- Carpet and painting estimates to be obtained for potential 2025 project (~\$40-80k)
- Plans to coordinate valve replacements and angle stop updates during mud season to minimize disruptions
- October 10/29/2024 Meeting Minutes approved

Topics

Financial Update

- Budget balanced well despite utility overages offset by under-budget boiler/pool fixes
- 3% dues increase aligns with 2.7% inflation
- \$200k in reserves; roof loan to be paid off in September
- Insurance remained flat year-over-year, but future increases still a concern

Maintenance Issues

- Pool boiler stabilized after motherboard/sensor replacements
- Pinhole leak in garage hot water pipe temporarily mitigated; permanent fix planned for spring
- Intermittent sauna issues to be addressed by electrician (up to \$500 approved)
- Southwest corner door lock and middle staircase railing to be repaired
- Ice buildup near pool area to be investigated and mitigated

Upcoming Projects

- Reserve study to be finalized and published after board review
- Carpet replacement and painting estimates to be obtained (~\$40-80k projected)
- Coordinated valve replacements and angle stop updates planned for mud season
- Pool hours enforcement to be improved via signage and potential key fob timing adjustments

Property Management Updates

- Buffalo Mountain Managers to take over sauna repair coordination
- New side-by-side vehicle with plow attachment to assist with snow removal
- Investigating options to restrict pool access outside of posted hours

Next Steps

- Jack to coordinate electrician for sauna repairs
- Dave to resend reserve study to board for review
- Jack to obtain carpet/painting estimates from multiple vendors
- Michelle to contact Copper Security regarding key fob timing for pool access
- Board to plan email blast about coordinated valve/angle stop replacements during mud season
- Miguel to address ice buildup near pool and back door areas
- Jack to investigate water source causing ice issues near pool

Action Items

- Contact Karbowski roofing. Schedule inspection of leaking/ice issues on Perez unit (214).
- Have Miguel inspect all units' zone valves. Create report for board.
- Create email blast re upcoming angle stop/zone valve replacement opportunity in mud season.
- Get carpet replacement quotes: Ready Carpet + Logic Copper's company.
- Get carpet replacement quote from All Flooring.
- Contact electrician re sauna, arrange follow-up visit. Diagnose/fix intermittent issue. \$500 limit.
- Inspect/repair lock on SW corner door (by ski lockers).
- Inspect/tighten strike plate on door by garage entry/dumpsters.
- Inspect/repair wooden railing on middle stairs at front (parking lot side).
- Investigate water source causing ice near pool. Implement mitigation strategy.
- Contact Salto/Copper Mountain Security re timing key locks for pool area.
- Attic alarm is beeping, needs to be addressed by BMM

Owners Open Forum

Adjournment: 7:31pm

Next Meeting: May 2025

ZOOM MEETING INVITATION

Topic: Copper Valley BoD Meeting

Time: Feb 4, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89839630504?pwd=PmZ9AoWZeY4imfwgDwXg0MApIbduG.1>

Meeting ID: 898 3963 0504

Passcode: 302190

Colorado Common Interest Ownership Act:

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