



Copper Valley HOA Meeting Agenda

Being held on Tuesday, April 30th, 6:00pm, via Zoom

Board Members Present: Catherine Rollhaus , Jim Walder , Michelle Bopp ,
Dave Davies, Steve Vail, Laurie Sievers-Adam

In Person Board Members: None

Board Members Absent:

Majority Requirement: Met

Date of Notice: Standing monthly meeting of the board

Meeting Purpose

Review Copper Valley HOA operations, financials, and address ongoing maintenance issues.

Key Takeaways

- Financials are stable; accounts receivable in good shape except for Copper's late payments
- Heat tape project moving forward with expert consultant Dylan providing guidance
- Sauna repair options still being explored; electrician to review with Dave
- Individual unit keypad locks approved, but main entrance to remain key card access

Topics

Financial Update

- Accounts receivable in good shape, with Buffalo Mountain Managers doing well on collections
- Insurance costs appear high but expected to balance out
- Utilities slightly over budget, but trash costs now split 60/40 with Copper
- Boiler expenses causing some budget overruns

Maintenance Issues

- Ongoing boiler and plumbing issues with Tolin; no formal contract exists
- Pool maintenance discussed; decision to keep pool open year-round but lower temperature in summer
- Sewer line jetting recommended; Oscar to get quotes for jetting and camera inspection

Heat Tape Project

- Consultant Dylan inspected and tested electrical elements, providing detailed recommendations
- Existing heat tape system outdated; new installation needed in some areas
- Dylan can serve as project manager to ensure proper installation and product selection
- Board to review bids and decide on contractor, possibly using PRQ with Dylan's guidance

Sauna Repairs

- Electrician Cody provided initial assessment but more clarity needed
- Dave to communicate directly with electrician to troubleshoot issues
- New control box and heater element likely needed; exact costs still to be determined

Keypad Locks

- Individual unit owners approved to install keypad locks if desired

- Main building entrance to remain key card access due to logistical challenges
- Carla to assist Kevin with getting quotes for his unit's keypad lock installation

Next Steps

- Oscar to send heat tape inspection report to PRQ for revised quote
- Dave to communicate with electrician regarding sauna repairs
- Carla to assist Kevin with keypad lock options for his unit
- Oscar to get quotes for sewer line jetting and camera inspection
- Michelle to schedule next board meeting for mid-June, before June 18th

Next Meeting: June or July 2024

ZOOM MEETING INVITATION

Topic: Copper Valley BoD Meeting

Time: April 30th 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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