



Copper Valley HOA Meeting Agenda

Being held on Monday, July 15th, 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

Introduce new Buffalo Mountain Managers leadership and discuss Copper Valley HOA property management needs and concerns.

Key Takeaways

- Jack (Oscar Ortiz) is now the Senior Community Association Manager at Buffalo Mountain Managers after recent ownership changes
- Copper Valley HOA has several maintenance issues to address, including domestic hot water system, pool heating, and potential heat tape installation
- BMM aims to improve service by streamlining processes and engaging specialized contractors for plumbing, electrical, and other trades

Topics

Buffalo Mountain Managers Leadership Changes

- Jack (Oscar Ortiz) joined BMM in November 2023 as Senior CAM
- Harry and Lindsey Bacchis sold 50% ownership to Rex Campbell in December
- Francisco retains 50% ownership stake
- BMM now uses a team approach for Copper properties, with Jack, Oscar, and Francisco cross-training

Copper Valley Maintenance Issues

- Domestic hot water system experiencing problems (low temperature, short duration)
- Pool heating system may be improperly wired (single breaker for heater and pump)
- Heat tape installation being considered (quotes obtained, specialists visiting)
- Sauna not functioning, may need replacement and proper permitting

Property Management Improvements

- Jack to visit property on 7/16 to assess systems and meet with contractors
- BMM working to establish relationships with specialized contractors (plumbing, electrical)
- Aim to give Miguel (maintenance) more flexibility for small purchases (e.g. \$200 limit at Ace Hardware)
- Discussing potential for inventory of common replacement items

Financial and Administrative Updates

- Annual meeting scheduled for September 7th at 1 PM (fire station hall)
- Board to confirm term expiration dates for all members
- 2024 budget development to begin soon (5-7% increase expected)
- New FinCEN registration requirement for board members starting January 1, 2025

Property Specific Information

- 35 total units, approximately 5 short-term rentals
- Recently replaced roof, loan to be paid off October 2024
- Reserves in decent shape, but could be improved
- No EV chargers currently, board should consider future policy

Next Steps

- Jack to visit property on 7/16, assess systems, and meet with contractors
- Michelle to send partial written agenda for annual meeting
- Catherine to work with Jack and Chris on 2024 budget
- Board to confirm member term expiration dates
- BMM to follow up on snow removal contract
- Investigate options for Miguel to have limited purchasing ability
- Board to consider EV charger policy development

Action Items

- Try arrange Joey/Eric (plumbers) to visit property 7/16
- Visit property 7/16 ~11am. Inspect domestic hot water sys & pool electrical
- Confirm fire station hall rental for 9/7 annual meeting w/ Misty
- Contact Mountain West re: Cincinnati insurance status/continuity
- Provide Jack w/ board member re-election term info (all members)
- Work w/ Jack & Chris on next year's budget (5-7% increase)
- Send Jack potential agenda for annual meeting
- Send updated reserve study spreadsheet in Oct when back in Houston

Next Meeting (Budget Ratification): December 30, 2024

ZOOM MEETING INVITATION

Topic: Copper Valley Board of Directors Meeting

Time: July 15th 6:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82082716965?pwd=R3caygla0vydTWPGnhLoR807pTAIMq.1>

Meeting ID: 820 8271 6965

Passcode: 900082

Colorado Common Interest Ownership Act:

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

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