

Copper Valley HOA Meeting Agenda

Being held on Saturday, September 7th, 12:00pm, via Zoom

Board Members Present: Catherine Rollhaus, Jim Walder, Michelle Bopp,

Dave Davies, Steve Vail, Laurie Sievers-Adam

Board Members Absent: None

Majority Requirement: Met

Quorum Met: Yes

Date of Notice: August 11, 2024 via Email, September 5th, via Email

Meeting Purpose

Annual Homeowners Meeting for Copper Valley to discuss finances, property updates, and elect board members.

Key Takeaways

- Insurance costs expected to rise 25-30%, may require 12% dues increase
- Major projects planned: new heat tape installation (\$30-50k) and boiler system repairs
- Board members Catherine and Dave re-elected; all members must register with FinCEN by Jan 1, 2025
- Parking enforcement and building maintenance issues to be addressed

Topics

Financial Update

• Reserves: \$230,000 as of July 31

• Loan balance: \$57,000, to be paid off Sept 2025

• Operating account: ~\$47,000

• Slightly over budget due to boiler issues, but utilities under budget

• Insurance costs expected to increase 25-30%

May require ~12% dues increase

Property Updates

- New internet/TV service installed
- New vacuum and pool cover purchased
- Heat tape project planned (\$30-50k) to address ice issues
- Boiler system repaired, but aging and may need replacement soon
- Prairie dog issues in pool area persist despite mitigation efforts

Board Elections

- Catherine and Dave re-elected to board
- All board members must register with FinCEN (federal financial crimes network) by Jan 1, 2025

Parking Enforcement

- Considering return to placard system or new sticker system
- Short-term rental units pose challenges for consistent enforcement
- Buffalo Mountain Managers to increase enforcement efforts

Building Maintenance

- Carpet replacement needed, especially on stairs
- Repainting upper levels to brighter color suggested
- Signage improvements needed (e.g. restroom, ski boot policies)
- Bike rack donation offered and accepted

Next Steps

- Schedule November meeting to address insurance, parking, painting, and carpeting issues
- Obtain insurance broker quotes and invite to November meeting
- Investigate carpet replacement options and timeline
- Implement short-term fixes for worn carpet areas
- Add signage for restroom and review ski boot policies
- Coordinate with electrician for heat tape project and sauna repair
- Send out communication re: Sept 11 water shutoff and radiant heat valve replacements
- Organize happy hour for homeowners at 3:30pm

ZOOM MEETING INVITATION

BMM is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

https://us02web.zoom.us/j/89319677694?pwd=bvqhXqL2kOrAxnaCS4fbz2wK28TLA1.1

Meeting ID: 893 1967 7694

Passcode: 772155

Colorado Common Interest Ownership Act:

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

https://dre.colorado.gov/hoa-meetings

COPPER	VAL	I FY 2024	ΔΝΝΙΙΔΙ	MEETING

Unit	Homeowner	Appurtenant Undivided Interest in General Common Elements	10000	Signin		
101	BODENHAUSEN, GARY	2.47%	247			
102 -	BJ FARMER LIMITED PARTNERSHIP	3.41%	341			
103	MARION F BUGHER TRUST NUMBER ONE	3.41%	341	The second second		_
104	GEIS, RAYMOND	3.41%	341	1 (30)(12)	IP.	2-
105 -	PEDERSON, JOHN	2.47%	247			
106 .	DAVIES, DAVID JOHN	2.47%	247	7.10	6	
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109	MONSON, JOHN W	3.41%		13 May 100	-	
110 -	Rollhaus, Catherine	3.41%	341	CT		
111	ADAMS, LAURIE SIEVERS	3.41%	341	Jan Ha	1	
112	SNELL, NORMAN R	3.24%	324	410		
113	HIGH POINT PROPERTIES LLC	3.24%	324	Jan 86	Lux	
114	NAVARRE, DAVID	3.24%	324	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
115	DARDEN, SCOTT L	2.47%	247		اسما	
201	COPPER VALLEY 201 LLC	2.47%	247	2m	-	٠,
202	MILLAR, GREGORY L	3.41%	341			1_
203	HALL, WILLIAM	3.41%	341			
204	HOFFMAN, KEVIN C	3.41%	341			1
205	SCHMIDT, ANDREW DOUGLAS	2.47%	247			•
206	DICKINSON, LAURA M	2.47%	247			
207	SKIDMORE, LAURI N	2.47%	247			
208	BAKULA REVOCABLE LIVING TRUST	3.93%	393			
209	COPPER VALLEY 209 LLC	3.41%	341	FORY MB		
210	VAIL, MICHELLE E	3,41%	341	Bris		
211	MARSHALL & ILSLEY TRUST CO CUSTODIAN	3.41%	341	1001		1
212	SLADEK JR AMENDED AND REVOCABLE TRUST	3.24%	324	Celra & John Dodle		
213	GOODWIN, TIMOTHY AND LAURA	3.24%	324			
214	PEREZ, KEVIN	3.24%	324			
215 4	WALDER, JAMES H	2.47%	247	James Walsh		
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22			5, Y		18	

Except as otherwise required by law or the Articles, the presence in person or by proxy of members entitled to vote at least fifty (50%) of the total votes allocated to all Memberships which are entitled to vote with respect to a matter shall constitute a quorum for purposes of voting that matter.

VOTING RIGHTS:

Catherine & Dave

a) The total number of votes to which a Membership is entitled shall be determined in accordance with the Articles.
b) Notwithstanding the terms and conditions of the Articles or these Bylaws the Association shall have no voting rights for any Membership appurtenant to any Unit