



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-notice-and-agendas-what-are-the-rules>

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

**Appurtenant Undivided
Interest in General Common
Elements**

QUORUM:

VOTING RIGHTS:

- Catherine + Dave