



Copper Valley Board of Directors Meeting Minutes (DRAFT)

Being held on Tuesday, January 13th 2026 at 6:00pm via Zoom

<p>Board Members Present: Jim Walder , Michelle Bopp , Steve Vail, Laurie Sievers-Adam, Catherine Rollhaus , Dave Davies, John Sladek Owners Present: Carol M (Unit 202), Gary Bodenhausen (Unit 101), Leslie McGivern (Unit 201), Kevin & Becky (Unit 214), Mike O'Shea (Unit 204), Tami Struessel (Unit 113), Doug Farmer (Unit 102) Board Members Absent: None</p>
--

<p>Majority Requirement: Met</p>

<p>Date of Notice: Email January 8th 2026</p>
--

Meeting Purpose

Review HOA finances, recent projects, and approve upcoming capital work.

Key Takeaways

- **Loan Paid Off:** The HOA loan is paid, freeing up funds for reserves. The 2026 budget increases reserve contributions to \$88.5k, targeting a \$200k balance by year-end.
- **Pool Resurfacing Approved:** The board approved a ~\$26k pool resurfacing bid from High Country Aquatech. This avoids a costly \$190k replacement that would trigger expensive ADA compliance requirements.

- **Valve Project Billbacks:** Owners will be billed \$300–\$700 for the summer 2025 radiant heat valve project, which has proven successful in isolating heating issues.
- **New Committees Formed:** A Landscaping & Architectural Committee was created to guide aesthetic improvements, and a new round of domestic water valve replacements is scheduled for March.

Topics

Financials & Budget

- The HOA loan is fully paid off, freeing up funds previously allocated to principal payments.
- The 2026 operating budget increased ~3%.
- Reserve contributions are now \$88,500/year.
- The reserve fund, currently at ~\$150k, is projected to reach \$200k by the end of 2026.
- The board will explore securing a line of credit for emergencies.

Manager's Report & Recent Projects

- **Sauna:** Functioning consistently.
- **Radiant Heat Valve Project (Summer 2025):**
 - **Purpose:** Enable isolation of heating issues to individual units, preventing property-wide disruptions.
 - **Outcome:** Successful; no property-wide heating issues this winter.
 - **Owner Billbacks:** \$300–\$700 per unit, to be sent in the next month.
- **Domestic Water Valve Replacements:**
 - **Issue:** Low owner participation led to a recent emergency where a toilet valve failed, requiring a full water shutoff.
 - **Action:** A new sign-up sheet will be sent in March for owners to replace their kitchen and bathroom shutoff valves.
- **Heating Valve Checks:**
 - **Issue:** Valves in units 101 and 106 may be off from summer maintenance.
 - **Action:** Jack will inspect and confirm valve status.

- **New Air Handler:** A Trane air handler was discovered; its function and role in the property's system require investigation.

New Business & Upcoming Projects

- **Pool Resurfacing:**
 - **Decision:** The board approved resurfacing over replacement to avoid triggering costly ADA compliance requirements (e.g., pool lifts).
 - **Approved Bid:** ~\$26k from High Country Aquatech.
 - **Scope:** Includes epoxy resurfacing, tenting, decal replacement, and a minor crack repair.
 - **Action:** Jim will request a textured finish to improve safety.
- **Handrail Replacements:**
 - **Issue:** South-facing balcony handrails are warped from sun exposure.
 - **Decision:** Replace with painted 2x4s.
 - **Rationale:** This is the simplest, most cost-effective solution and avoids a composite material upgrade that would likely cascade to the entire property.
- **Landscaping & Architectural Committee:**
 - **Purpose:** Guide aesthetic improvements (landscaping, lobby rugs, paint touch-ups).
 - **Volunteers:** Catherine Rollhaus, Becky Perez (Unit 214), and Michelle Vail.
- **Annual Meeting:**
 - **Tentative Date:** September 12th, 11 a.m.
 - **Location:** 3rd-floor meeting room.
 - **Format:** In-person with a Zoom option.

Homeowner Issues & Updates

- **Laurie Adams (Unit 111) Shower Pressure Issue:**
 - **Problem:** Extremely low water pressure and no hot water in two showers.
 - **Diagnosis:** Cartridge replacements failed, pointing to the mixing valves.
 - **Action Plan:**

1. **Water Shutoff 1 (~30-45 min):** Replace cartridges again.
 2. **If Unsuccessful:** Cut drywall to access mixing valves.
 3. **Water Shutoff 2 (~1-1.5 hrs):** Replace mixing valves and install new shutoff valves for future access.
 - **Schedule:** Before Feb 1st, during a weekday.
- **Insurance:** Documents for the Dec 20th renewal are on the HOA website.
 - **Parking:** 2025–2026 blue placards have been issued. STR managers can request permits from Jack or Michelle.

Next Steps

- **Jack:**
 - Send March sign-up sheet for domestic water valve replacements.
 - Inspect heating valves in units 101 and 106.
 - Schedule shower mixing valve repair for Unit 111 before Feb 1st.
 - Investigate the Trane air handler.
- **Jim:**
 - Negotiate and schedule pool resurfacing with High Country Aquatech, requesting a textured finish.
- **Michelle:**
 - Send welcome letter to the new Landscaping & Architectural Committee.
 - Send president's letter confirming the Sept 12th annual meeting.
- **Board:**
 - Explore options for a line of credit.

Action Items

- Bill back radiant valve replacement costs to affected owners
- Check heat valves in Unit 101; confirm to Gary
- Send president's letter re: annual meeting (Sep 12 11:00) + Zoom; include happy hour
- Email owners re: March valve sign-up; post on Facebook
- Email Graham (High Country Aquatech) re: textured pool surface

- Negotiate + contract pool resurfacing w/ High Country Aquatech; schedule mud-season start
- Email Catherine, Becky, Michelle re: L&A committee; schedule spring kickoff
- Assess south-side balcony handrails; plan wood top-rail replacement + paint
- Schedule domestic water shutdowns for Laurie's shower; notify owners; execute fix; send post-work report

Owners Open Forum

Adjournment: 6:52pm

Next Meeting: March/April

ZOOM MEETING INVITATION

Topic: Copper Valley HOA Board of Directors Meeting

Time: Jan 13, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85167163710?pwd=HpRPxPbwc5RbJohbutfclDQ3JrSdu2.1>

Meeting ID: 851 6716 3710

Passcode: 224036

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>