



Copper Valley Board of Directors Meeting Minutes (DRAFT)

Being held on Thursday, April 16th 2026 6:00pm via Zoom

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

Board Members Absent: Catherine Rollhaus

Owners Present: Carol M (Unit 202), Jay Newman (B3)

Majority Requirement: Met

Date of Notice: Email April 6th 2026

Meeting Purpose

Review financials, approve pool renovations, and address property maintenance.

Key Takeaways

- **Pool Renovation Approved:** The board approved a full pool area renovation for ~\$56k, including resurfacing, rubberized decking, and concreting the grassy area. This is a critical investment in a key property asset.
- **Boiler Risk Acknowledged:** The aging domestic hot water boiler is a major concern. The board will secure a line of credit to fund a potential emergency replacement, which could cost ~\$67.5k.

- **Financials Healthy:** The association has a \$24.5k operating surplus YTD (Feb) and \$169k in reserves, providing a strong financial position for these capital projects.
- **Internet Contract Renewal:** The board will evaluate a Vero Fiber quote against the current Resort Internet contract. If a decision isn't made by the May 16th deadline, the Resort Internet contract will be renewed for one year.

Topics

Financials & Budget

- **YTD (Feb) Operating Surplus: \$24,520**
 - Income: \$81,283
 - Expenses: \$56,762
- **Reserve Cash: \$168,970**
- **Operating Cash: \$44,000**
- **Accounts Receivable: \$9,470**
- **Budget Discrepancy:** The YTD budget for reserve contributions was misaligned (3 months vs. 2 months actuals). This will self-correct with the March close.

Pool Renovation

- **Rationale:** The pool is a critical property asset requiring immediate attention to prevent further degradation and potential cracking.
- **Approved Scope & Cost:**
 - **Pool Resurfacing (Aquatech):** ~\$25,000 (starts May 18)
 - **Rubberized Decking:** ~\$20,000
 - **Concrete Grassy Area:** ~\$11,000–\$13,500
- **Total Project Cost:** ~\$56,000
- **Funding Strategy:**
 - **Line of Credit:** To provide a safety net for the potential boiler replacement. Michelle will work with Catherine and Carol on the application.
 - **Special Assessment:** A potential option if reserves are insufficient.

Domestic Hot Water Boiler

- **Condition:** The 26-year-old boiler is a high-risk asset, showing signs of age with frequent resets and inconsistent hot water.
- **Maintenance History:**
 - The previous contractor (Tolan Mechanical) failed to clean the boiler tubes due to inaccessibility.
 - The current technician (Joe from Curiazza Mechanical) has performed a thorough cleaning and component replacements.
- **Replacement Estimate:** A ballpark estimate for replacement is ~\$67,500. Jack will get a formal quote, noting that a high-efficiency model would require complex venting modifications.

Property Maintenance & Projects

- **Upstairs Storage Lights:** Out. Troubleshooting (bulb replacement, breaker reset) failed. Jack will investigate the wiring before calling an electrician.
- **Garage Drains:** Clogged, preventing power washing. Jack will investigate the drain system (likely a sand trap/French drain) and engage a specialist like Snowbridge if needed. Power washing is postponed to June/July.
- **Hallway Carpet:** Stained. The board approved a professional steam cleaning for up to \$1,800, to be scheduled for late May/early June.
- **Handrail Replacement:** Weathered south-facing handrails will be replaced with new, pre-painted wood in May–July.
- **Roof Evaluation:** A Riley's Roofing report identified aging sealant and damaged metal ridge caps on crickets. The board will table the \$4,810 estimate and contact the original installer (Smith Roofing) to check warranty coverage.

Administrative Items

- **Annual Meeting:** Scheduled for September 5th or 12th, pending the Copper Mountain festival schedule.
- **Lobby Rugs:** The Landscaping/Architectural Committee is authorized to purchase new rugs for up to \$500.

- **Entrance Placard:** The empty placard will be updated with property manager contact information.
- **Trash Bin Light:** Will be replaced.

Next Steps

- **Jack:**
 - Troubleshoot upstairs storage area lights.
 - Investigate garage drain system.
 - Schedule professional carpet cleaning (budget: \$1,800).
 - Get formal replacement estimate for the domestic hot water boiler.
 - Forward the edited Riley's Roofing report to the board.
 - Contact Smith Roofing to check warranty coverage.
 - Get a quote from Vero Fiber for internet service.
 - Ensure the trash bin light is replaced.
 - Update the entrance placard with contact info.
- **Michelle:**
 - Work with Catherine and Carol on the Alpine Bank line of credit application.
 - Coordinate with Laurie to announce the kitchen/bath shut-off valve sign-up on Facebook.
 - Confirm the annual meeting date based on the Copper Mountain festival schedule.
 - Organize the Landscaping/Architectural Committee.
- **Board:**
 - Review the Riley's Roofing report and Smith Roofing's response.
 - Evaluate internet quotes from Vero Fiber and Resort Internet.
 - Decide on the internet contract renewal by May 16th.

Action Items

- Email Graham (Aquatech) re: contact w/ 20-yr pool contractor
- Fix Feb YTD vs budget reserve discrepancy; correct reporting
- Coordinate w/ Catherine & Carol on LOC via Alpine Bank; obtain boiler replacement estimate

- Troubleshoot upstairs storage lights; test switch/breaker
- Investigate garage drains; research sand trap locations; report to board
- Email owners re: Vero Fiber inspection Apr 20 10:00; Miguel to inspect TVs
- Schedule water-stop valve replacements; send owner signup; post on Facebook
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- Confirm Sep festival date; schedule annual owners meeting (3rd floor)
- Schedule professional carpet steam cleaning late May/early Jun (budget \$1,800)
- Assess & schedule handrail replacements May–Jul; notify owners via letter & Facebook
- Post pool resurfacing closure notice (week of May 18) on Facebook & letters
- Schedule pool area concrete (remove flower bed) week after May 18; then rubber decking
- Review prior meeting notes; contact Ms. Perez, Catherine, Michelle (Steve’s wife) to form committee
- Purchase new lobby rugs (max \$500) via committee; submit for reimbursement
- Email board edited roof evaluation + prior roofer contacts; request Smith Roofing warranty/estimate
- Obtain Vero Fiber & Resort Internet quotes; email board by May 16; renew Resort Internet 1 yr if no decision
- Replace trash bin light
- Update entrance placard w/ property manager contact

Owners Open Forum

Adjournment: 7:46 pm

Next Meeting: June/July

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>