



Copper Valley Annual Meeting Minutes (DRAFT)

Being held on **Saturday, September 6th at 10:00am, at Copper Valley and Zoom**

Board Members Present: Jim Walder, Michelle Bopp, Steve Vail, Laurie Sievers-Adam, Catherine Rollhaus

Owners Present:

Board Members Absent: Laurie Sievers-Adam, Catherine Rollhaus, Steve Vail

Majority Requirement: Met

Date of Notice: September 5th Email, August 26th USPS

Meeting Purpose

Annual meeting of Copper Valley HOA to discuss community updates, financials, maintenance projects, and board elections.

Key Takeaways

- Major heating system upgrades planned for October, including installing isolation valves (~\$1000-1200 per unit) to be funded from reserves
- Carpet replacement (~\$55k) and painting (~\$16k) planned for fall if carpet available, otherwise delayed to spring
- HOA dues will increase to fund projects rather than special assessment
- Four board members re-elected: Michelle Bob, Steve Vale, Lori Adam, and new member John Farmer

Topics

Financial Update

- Operating account: \$65k (high, \$20k to move to reserves)
- Reserves: \$204k currently, potentially up to \$224k
- Roof loan to be paid off in October, freeing up \$4,700/month for reserves
- Insurance costs expected to increase again

Maintenance Projects

- Sauna repairs ongoing, new parts ordered
- Major water pipe and shutoff valve repairs completed
- Backflow valve repairs planned
- Door repairs completed in laundry room
- Parking pass placards ordered, temporary passes available for rentals

Heating System Upgrades

- Plan to install isolation valves in all units (~\$1000-1200 per unit)
- Will allow individual unit repairs without shutting down whole building
- To be funded from reserves as common element
- Scheduled for October 13-17, no heat during work

Carpet and Painting

- Carpet replacement estimated at \$55k
- Painting estimated at \$16k, includes north corridor banister
- Plan to complete in October if carpet available, otherwise delay to spring
- Will increase dues to fund rather than special assessment

Pool and Exterior

- Pool refinishing and concrete work around pool area tabled until spring
- Considering removing flower bed to address prairie dog issues
- Will get estimates and discuss further at spring meeting

Board Elections

- Four seats open: Michelle Bopp, Steve Vale, Lori Adam re-elected
- New member John Farmer elected
- Board now at 7 members total

Development Concerns

- Reports of potential development behind building
- Suggestion to form committee to monitor and report on any plans

Next Steps

- Schedule heating system upgrades for October 13-17
- Finalize carpet selection and order if available for October installation
- Schedule painting for early October before other work
- Increase HOA dues to fund projects (exact amount TBD)
- Form committee to monitor potential nearby development
- Send follow-up on parking passes and temporary rental passes

Action Items

- Check w/ Scott Phillips (Karbowski) re heat tape installation - confirm 3ft up on roof not just 2ft
- Email owners re domestic water valve replacement - send form, deadline Oct 10, schedule for Oct 16-17
- Organize valve replacement project - schedule for Oct 13-17, coordinate w/ plumbers, notify residents
- Schedule painters for week of Oct 6-10, coordinate w/ valve replacement project
- Order carpet if available for installation after valve replacement (Oct 13-17)
- Email owners re carpet/paint selection process, share options, solicit feedback
- Email owners requesting volunteers for development monitoring committee, report to board next meeting

Owners Open Forum

Adjournment: 12:28 pm

Next Meeting: January/February

ZOOM MEETING INVITATION

Topic: CV 2025 Annual Meeting

Time: Sep 6, 2025 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/5787162890?omn=82635602781>

Meeting ID: 578 716 2890

One tap mobile

+16694449171,,5787162890# US

+16699006833,,5787162890# US (San Jose)

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>