

THE MASTERS AT COPPER CREEK HOA
MINUTES
ANNUAL MEETING
SEPTEMBER 2, 2011

Call to order:

The meeting was called to order at 10:30 AM by president, Tom Malmgren. The meeting was held in the home of Mike and Charlotte Courtney, 80 Masters Drive.

Owners in attendance:

Diana and Brian Etheridge – Lot 7
Jeff Parks & Alice Gann – Lot 16
Mike & Charlotte Courtney – Lot 10
David & Johnnye Toney – Lot 1
Matt Phelan & Leslie McGivern – Lot 2
Ron Myles – Lot 15
Howell Estes – Lot 5
Jim Owens – Lot 9
Tom Malmgren – Lot 17

Owners Represented by Proxy:

Tom Clark/Tom Poehls – Lot 22
Chris and Dawn Lissner – Lot 21
James & Gigi Owens – Lot 14

Introductions:

All in attendance introduced themselves.

Tom thanked Mike and Charlotte Courtney for hosting the meeting their home.

Proof of Notice of Meeting and Establishment of a Quorum:

Those present acknowledge receipt of notice of the meeting and with owners present plus the proxies the 30% representation for a quorum was met.

Minutes of Prior Year Annual Meeting:

Brian Etheridge moved to dispense with reading and approval of the annual meeting minutes from September 3, 2010. This was seconded by Howell Estes and passed unanimously.

Report of Officers:

Tom stated that the board consists of Jeff Parks, Diana Etheridge and himself. The board has been in communication mostly by e-mail this past year dealing with approvals of remodel projects, exterior painting approvals and other board related business. Tom noted that both Lot 1 (Toney) and Lot 2 (McGivern) recently repainted the exteriors of their homes and they look excellent. The two major remodel projects on Lot 6 (Vogel) and Lot 9 (Owens) are moving along well and nearing completion on the exteriors. Tom reported that the operation of the Association is going smoothly. He noted that his wife Diane has been the lead person with landscape maintenance and things are going well. He noted that Mike and Charlotte Courtney have assisted this summer with helping to pull weeds and he wished to publicly thank them.

Landscape approvals for Lot 6 have just been carried out and Lot 9 is expected soon. Diana stressed that plantings installed need to be appropriate for our climate and elevation.

Diana reported that she feels our landscaping maintenance is looking very good and based upon travels around the county feels that we are doing an excellent job. She also complimented the variety of flowers on the berm next to Tom and Diane's home and wanted to thank Diane for her performance.

Financial Report:

Tom reported that the financial report accompanying the annual meeting notice was the most recent statement. He did report that he just days ago received the year end compilation report and tax return from McMahon and Associates, the CPA firm we have complete this for us. He stated that he would e-mail a copy of this to all owners after the meeting.

A brief review of the financial statement occurred with Tom explaining the operating fund and the capital reserve fund. He reminded everyone that the original capital reserve that all owners paid in at the beginning of the association is in place and is transferred to a new owner upon the sale of a lot or home. This of course, is dependent upon how it is handled in the real estate sales agreement. Discussion of the reserve fund components outlined that the maintenance building (roof, heater, etc.), the sign, the common irrigation system, the road (Masters Drive) make up the items that need to be planned for with reserve funding. A discussion of the road and history of having it transferred from Copper's ownership to our Association ownership followed.

Tom stated that while we have not purchased a formal reserve study, he would pursue obtaining bids for replacement of the major components, such as the road.

Tom stated that he is exploring alternative bids for snow plowing that has been done by Copper Mountain's base operations department. Copper has the manpower and equipment to perform the required snowplowing, but other contractors will be asked to bid.

Brian Etheridge asked if we were budgeting adequately for reserve funds. Tom responded that while we do have about \$57,000 in our reserve account we do need to budget to increase this in the future. Next year's budget should take this into consideration. By keeping the reserve funds in a segregated account these funds do meet the IRS requirement for not being subject to income tax.

Tom asked the membership to vote to approve the two IRS resolutions that we annually request. The first resolution authorized any excess operating funds to be transferred to the reserve fund vs. refunding those amounts to the owners. The second resolution confirms establishment of a separate reserve fund account to hold those funds separately from the operating funds. A motion was made by Ron Myles to approve these two resolutions. This was seconded by Diana Etheridge and passed unanimously.

Tom reported that year to date we are about \$4,000 below budget for our landscaping account. With the balance of tasks involved at the end of the summer, we will likely come very close to our budget.

Election of Directors:

Tom announced that his term is up this year and he opened the floor for nominations. One three year term is open. Jeff was elected last year and thus he has two years remaining. Diana has one year remaining on her term.

Jeff Parks moved to nominate Tom Malmgren. This was seconded by Diana Etheridge. Tom thanked Jeff and Diana for the confidence and stressed that if anyone was uncomfortable with him being on the board and the management company that he continues to urge others to be on the board. It was noted that Tom recently acquired another home in the subdivision and thus his commitment and involvement is even deeper than previously. Brian Etheridge moved to close nominations. This was seconded by Jim Owens and the motion carried. Thus Tom was elected to fill the expiring director term.

Tom noted that the directors will meet after the meeting to elect officers.

Unfinished Old Business:

The idea raised last year about installing a gate for controlled access was pursued recently with the Woods/Legends HOA. The response from the Woods/Legends board was that they had no interest in this concept and actually felt it would be an annoyance. Thus, unless we wanted to figure out how to

erect our own gate system it does not look promising. Discussion about security concerns ended with no reported incidents to prompt such action. The membership agreed to keep it as a future topic. Mike Courtney commented that at his home in Oklahoma the maintenance costs with their gate is significant. It was noted that when Copper has a large event that they do post a sign at the entrance of Golf Course Drive that it is a private road and there is no outlet.

Howell Estes reported that Copper Mountain has worked with him to resolve most of the golf ball issues that formerly existed along the boundary of his home and the 10th fairway. He publicly wanted to express his satisfaction with his success in dealing with Copper on this. Mike Courtney commented that they have some significant concerns about the number of golf balls that hit their home, deck and back yard. He is most concerned about an injury to a person, rather than the property damage. This area of the golf course needs to be addressed as well.

A question about bears in the neighborhood was raised. All noted that no sign of bears has occurred in the past couple of summers. Wetter weather and more berries available in the woods is probably the key to this past problem. Plus, everyone is more contentious about care of trash management.

New Business:

Diana Etheridge discussed the pending US Ski Team Speed Center impact on the east village. All agreed that this should be an excellent addition to Copper. It was confirmed that public access up Super Bee Lift will be just like past years. This means that as long as adequate snow conditions are in place access up the mountain will be like past years, available around the Thanksgiving timeperiod.

Diana also raised the issue of who responds to 911 calls that go to Summit County Dispatch. She was concerned that Gary Rodgers announced at a recent meeting that Copper's Security Department responds to all 911 calls. Tom explained that if a medical related emergency is called into 911 the Copper Mountain Fire Department responds. If a Sheriff Department matter is called in then Copper's security personnel do respond. While this was news to many, it is important to note that medical emergencies are answered by our local fire department which is staffed with EMT's. The challenges of receiving services that our taxes are paying for to Summit County continues to be a problem. Tom urged all present to write to the County to express our displeasures. An example is the drainage swale as you exit Copper Road onto Golf Course Drive (just before the shuttle road). This concrete is in terrible condition and Tom noted he has been communicating with the County about this since May. Unfortunately, we are a very small voice due to the electors that reside in Copper. More of us need to complain to the County. Discussion about both Sheriff coverage and services from the County like plowing followed.

As a follow up of this discussion Tom urged all to attend the Copper Mountain Property Owners and Lessees Association (POLA) later this afternoon to hear the proposal for increased Resort Chamber Dues and mandatory surcharge that will be presented. It was noted that no vote is scheduled for today but a written ballot will likely be sent out soon. Tom explained that if the dues from the Resort Chamber are passed as contemplated the Masters will likely modify the future method of billing each owner. The proposed use of the additional funds from owners will fund an expanded transportation system, including a dial-a-ride and security. Another question that will be on the ballot will be consideration for a mandatory surcharge. All were urged to attend the POLA meeting.

Tom mentioned that the Copper Mountain Consolidated Metropolitan District board is reviewing the existing rate structure for water and sewer. The engineers for the district determined through a study that the residential customers are subsidizing the commercial users. Thus this is being reviewed and public hearings will occur in the future. No action is necessary at present but this will be reviewed in the future. A question regarding the financial status of the district was answered by Tom that the District is doing ok, but like all governments belt tightening will occur.

Mike Courtney thanked Tom for his work on behalf of the owners at the Masters and also announced that Tom was named Realtor of the Year for the Summit Association of Realtors last year.

Ron Myles stated that he felt the membership needs to be aware that the county has adopted new building codes that dramatically impacted his planning to break ground on his lot this spring. They delayed him by at least three months and it is important that owners realize the impacts that could apply with renovations. He urged the board and members to learn the facts and invite the Summit County Planning Department to explain the new codes to us.

Mike Courtney asked what the circumstances would be if a person were injured from a golf ball that strayed from the course and hit someone in one of our yards. Tom responded that he could not answer this. Mike also mentioned that in prior years signs were placed along our boundaries that identified private property. A letter from our Association to the course outlining this issue was suggested. Howell Estes recommended dealing with JP Chevalier, as he did with the problem on the 10th fairway.

Howell asked how the resort was doing with the new ownership group. Tom answered that there has been little interaction between the Powdr Corp leadership and the community. They leave decisions up to the local management and do not get involved with day to day matters. They are focusing on the ski mountain, which is great, but they do need to make certain that both the village and the mountain need to work together. Challenges of businesses not being open when their posted hours say they are continues to be a problem. Many travel to Frisco due to experiencing this.

Adjournment:

Jim Owens moved that the meeting be adjourned. This was seconded by Diana Etheridge and passed unanimously.

Respectfully submitted,

Thomas J. Malmgren
President