

THE MASTERS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
SEPTEMBER 3, 2004

The annual meeting of the Masters Association was called to order at 10:30 AM.

Due to the lack of a quorum, the board was unable to conduct business.

Those Present:

Diana Etheridge – Lot 7
Kathy Boles - Lot 1 & 3
Tom Malmgren – Lot 17

Proxies Represented:

Lots 18, 19, 20 & 21 – McConnell
Lot – 9 – Owens
Lot – 10 – Boone

Only 10 of the 22 lots were represented, thus the 50% representation for a quorum was not established.

Since the three board members were in attendance, a board of directors meeting was called to order.

Discussion Items:

- 1) Real estate signs – The board discussed their concerns regarding the proliferation of real estate signs that have appeared at the Masters over the past several months. The board decided to work on a set of rules and regulations for the association covering numerous topics, with real estate signage as one of the priorities. Discussion included: a) limiting signage to a standard / uniform sign type with company name and phone number only to appear on the sign, b) standardization of how far from the home or street a sign can be placed, c) consideration of a master directory sign showing lots / homes listed for sale, thus prohibiting signs at individual lots. The board will seek input from the members regarding these ideas to develop a formal set of guidelines that all feel acceptable.
- 2) Traffic/Parking/Control Gate - The board expressed concerns regarding traffic on Masters Drive by individuals having no need to be in the neighborhood. Parking on the roadway is often a problem when some of the homes are rented. Tom suggested that in the condominium buildings parking is limited to not more than two or maybe three vehicles per unit with the overflow required to park in the Alpine lot. Rules to provide some guidelines that owners and management companies can refer to will be developed. The ultimate solution of a gate to control access to the neighborhood is probably premature until we are built-out. It was agreed that two signs with wording something to the effect, “PRIVATE ROAD – RESIDENTS ONLY” be purchased and erected. We can coordinate this effort with the Woods / Legends Association on Golf Course Drive or do so on our own just on Masters Drive.

- 3) Other items that need discussion for Rules and Regulations: Lighting, temporary storage, fire pits, etc. Tom agreed to develop some preliminary ideas that he will e-mail to the other board members for review and consideration.

Tom provided a copy of the letter that the attorney engaged by the association sent to Copper Mountain/Intrawest last March regarding the tubing hill, a recap of the meeting he and Diana had with Steve Paccagnan (VP/General Manager of Copper) in late July and a recent communication from the attorney with paperwork ready to file with the District Court. (copies attached).

The board discussed the content of this information and the timing of proceeding with the court filing. The attorney provided an engagement letter outlining a fee of \$2,500 to proceed. The ultimate cost will be higher depending upon the extent of the legal work required. Tom reported that Steve Paccagnan did call him last week with a promise to have some information on both the tubing hill and the storage building. We have been exploring acquisition of the storage building that is attached to our dumpster enclosure. The growing equipment needed to maintain the landscaping, snow blower, shovels, etc. demands solving the storage need.

Tom outlined that some of the flower beds at the older residences have been basically been ignored in past years and the current manager's efforts to bring them back to acceptable condition is overwhelming. It was agreed that communication with the membership regarding requirement of owners to arrange for getting beds and landscaping back to a maintainable condition would occur. Future levels of landscape care must be improved. The board stressed to Tom that fertilizing and weed control needs to be the priority, but flower beds and related landscaping care should be at the highest level we can achieve.

Steve Paccagnan arrived at the meeting at approximately 11:00 AM. The Masters' board welcomed Steve and asked him several follow up questions regarding the tubing hill and storage building. Steve agreed to try and have information back to Tom by the end of next week. He outlined that he will provide to us a winter operating plan. The Masters' board told Steve that we had the legal document ready to file with the court if an acceptable plan for the tubing hill is not submitted to us by the 15th of September. Steve express frustration that we found it necessary to copy the attorney on the conversation he had with him in July. The board countered with the fact it took the attorney's letter to get dialog started.

Regarding the storage building, Steve stated he thought they could transfer the building to us for a nominal amount. Tom asked what 'nominal' meant. Steve answered he did not know that his attorneys are working on it, that is what they are there for.

Tom also asked Steve why Copper Mountain vehicles seem to continuously drive through neighborhood with no apparent purpose. Steve promised to investigate and get back with us.

Discussion regarding Copper's management company allowing excess vehicles to park at the Masters when homes are rented was raised. Steve agreed to work with us on complying with whatever rules and regulations are in place.

Kathy thanked Steve for the newly erected nets along the 10th fairway. Diana thanked him for moving the 10th tee box back up the hill from a golfer's perspective.

A brief discussion of the recent decision by Copper Mountain to close the local post office as we know it followed. Steve explained that the company subsidizes the US Postage Department to the tune of approximately \$175,000 per year. They have notified the local post master of their intent to cease this practice. Plans are moving forward to have a third party entity operate a facility here at Copper. Should that not work out, the US Postal Service would establish rural post office boxes in various neighborhoods of the resort..

Diana asked Steve if the resort has ever thought about trying to attract an LPGA event at Copper. Both Diana and Kathy agreed to work on trying to attract such an event and to volunteer their time.

Discussion of the tennis courts resulted in Steve telling the board about the newly installed Paintball arena that has opened on the tennis court area. There are still two functioning courts. Steve suggested that the land around the Athletic Club has many possibilities and they are open to ideas.

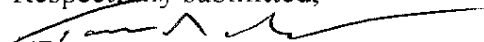
The Copper Mountain Chapel Foundation submitted a letter seeking contributions for their mountain top facility to be built near Solitude Station. Owners are urged to make their own personal decisions.

Diana stated that she strongly supported Tom remaining on the board, noting that his term does expire this year. Kathy agreed. They made a motion stating that they supported Tom being re-elected to the board, once we have a formal meeting. Tom thanked them and stated he is fine with this until we have a meeting to make a change, subject to the membership's desires. He has repeatedly volunteered to resign from the board, if the membership wants to have another owner to fill that position.

Tom reported that the Copper Mountain Resort Chamber has recently sent out a letter stating that Copper Mountain will modify the complimentary season pass program whereby each board member will be given 2 comp season passes. The board discussed distribution of these with the following outcome: Tom and Diana stated they would like to have a pass each. Kathy offered her pass to be provided to another member of the Association. Thus, the four remaining passes will be distributed to owners of the Masters by drawing lot numbers from a hat.

There being no further discussion the meeting adjourned at 11:45 AM

Respectfully submitted,



Tom Malmgren