

COPPERSTONE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

June 20, 2022

CALL TO ORDER

The conference call meeting was called to order at 6:03 p.m. Board Members in attendance were Casey Kerr, Susan McLaughlin, Cynthia Bussiere, and Tara Olden. In attendance from MSI, LLC were Lauren Veraldi, Meghan Blanchette, and Rose Mielke.

OPEN FORUM

There were 7 homeowners present for the call.

Diane Gregory 9408/2070
Sandra Loftin 9510/3055
Jessica and Miriam Lima 9530/2007
Patricia Gleason 9488/1083
Luke Alsip 9448/2081
Doug Malkan 9448/2082

Homeowner from Unit 2082 wanted clarification regarding the updated governing documents that were sent. MSI explained that another Informational meeting will be scheduled with the attorney to address homeowner questions.

Homeowner from Unit 3055 wanted to verify if the Informational meeting could be recorded on Zoom. MSI explained that this could be recorded, however could not be posted on the website as the file would be too large. If a homeowner requests the recording, then we can provide them with the link.

Homeowner from Unit 1083 wanted to clarify the information in the summaries provided with the Governing Documents and indicated that Article 6 wasn't detailed and/or explained in the summaries. MSI explained that this was a courtesy summary provided and this wouldn't be considered an official document needing to be voted on.

Board Member, Cindy Bussiere, wanted to follow up regarding the parking space document created by legal. She informed the Board and MSI that for the homeowner in Unit 1083, the parking space indicated on the document did not match what she previously assumed was her space. MSI will be sending out an E-Blast with the parking space list for homeowners to verify with their documents and update MSI if any changes are needed.

APPROVAL OF PREVIOUS MINUTES

Upon a motion made by Tara Olden and seconded by Casey Kerr, and without objection, unanimously carried, the May 16, 2022, Board Meeting Minutes were approved.

MANAGER'S UPDATE

Financials – The May 2022 financials were reviewed and discussed. No questions or concerns.

Delinquencies – The May 2022 delinquencies were reviewed.

Violation Log - The Board reviewed the current violation logs.

Maintenance Log - The Board reviewed the work order logs.

- Gutter Repair Bldg. 9468/1042 & 1044- Work Order sent out to Gardner Contracting as Falch was unable to complete.
- Building 9510 Unit 3055 - Foundation Damage Concerns – Bid Requests have been sent to Reconstruction Experts and AGS Construction to address #2, #4, and # 7 of HIE Engineer's Consultant's recommendations and report.
- Leak in Garage Roof above Garage 39 – Work Order sent out to Gardner Contracting to address and repair.
- Backflow Repair – Work Order sent to Security Central
- Zone 9 Fire System Failure – Work Order sent out to Security Central
- Fire Room Repairs for 9468, 9590, and 9550
- Leaking Pipe for Unit 1047 – Work Order sent to Quality 1st Plumbing
- Landscape Service Request placed by 1063 – Wants Board to address plant material and ground cover in front of his unit

Design Review Request – There was 1 open design review requests.

OLD BUSINESS

Park-It-Right

Discussion: A blank Park-It –Right form has been sent to the Board for review and to indicate the levels of towing. Once the document is revised to fit the current community's needs, then this can be E-Blasted to the community and implemented with Park it Right. Tara Olden, Treasurer, also requested additional time to review the new towing restrictions prior to addressing a new form for use.

Board Action: Board has tabled this item for next month's meeting.

MSI Action: No actions at this time.

Item: Parking Spaces and Deeds

Discussion: MSI forwarded the updated parking space document over to the Board for their review. MSI was requested to send an E-Blast with the parking space list for homeowners to verify with their documents and update MSI if any changes are needed. This then can be used for future towing services and to address when visitors, renters, or homeowners, park in the incorrect

spaces for violations.

Board Actions: No actions at this time.

MSI Actions: MSI will send an E-Blast with the parking space list for homeowners to verify with their documents and update MSI if any changes are needed.

Item: Foundation Issues at 9510

Discussion: The Board reviewed the HIE Engineer Consultants report with homeowner in Unit 3055 and informed her of the Board and MSI's game plan to get her concerns regarding the slanting of her unit addressed. MSI has reached out to Reconstruction Experts and AGS Construction to get a bid for a portion of the work indicated.

Board Actions: A board member will be meeting with Reconstruction Experts tomorrow to address the engineer report and items needing to move forward.

MSI Actions: MSI will follow up with Reconstruction Experts for bid as well as AGS's bid to complete recommendations # 2, 4, and 7 based of HIE Consulting report.

NEW BUSINESS

Item: Concrete Bids

Discussion: MSI sent bid requests out to Foothills Paving, Rocky Mountain Paving and Atlas Concrete to include a Grounds Map to identify the areas in the community that needed patches and/or repairs. We've received Foothills and Rocky Mountain Paving's bid for repairs, however MSI has been trying to get the 3rd company's bid which has been unsuccessful. Atlas Concrete is still wanting to bid out the project and is trying to get someone onsite to provide a bid. MSI has also requested a bid from Brown Brothers Asphalt, who indicated they will be providing a bid for the concrete repairs as well. Once the bids are received, the Board can decide which areas they want addressed this year and which company they will be going with.

Board Actions: No actions at this time.

MSI Actions: Once all bids are received, then comparison chart will be sent to the Board for their review and decision.

Item: Updates to Governing Documents and Informational Meeting Notice

Discussion: MSI sent out the current Covenants and Bylaws, the redlined versions, the clean versions, and summaries of changes out to the homeowners on 06/17/2022. MSI will be scheduling another Informational Meeting with homeowners and legal to go over the changes to the governing documents. Once this has taken place, MSI will schedule the Special Meeting and send the clean version only via hardcopy in regular mail. This will then open the process for voting.

Board Actions: No actions at this time.

MSI Actions: MSI will schedule another Information Notice with legal and homeowners to address changes they need clarification on.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be the Annual Meeting for electing new Board members and is scheduled for July 18, 2022 @ 6:00 pm at the Copperstone Condominiums Pool.

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ADJOURNMENT

With no additional business to discuss, the meeting adjourned at 6:42 p.m.