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## Copperbottom Inn HOA Board Meeting Minutes

April 16, 2021 – 3:00 pm MDT  
Zoom

### Attendees:

*Board:* Pete Negro, Brian Gilbert, Bob Goldberg, Paul Askins, Nancy Ciorrocco

*Model HOA:* Allyson Dickey

*Other:* Julie Ladle (Miller Harrison)

1. **Call to Order and Quorum Verification:** Allyson Dickey called the meeting to order at 3:02 pm MDT.
2. **Selection of Officers:** Bob Goldberg moved to approve the officer roles listed below. The motion was seconded and passed unanimously.
  - President: Pete Negro
  - Vice President: Paul Askins
  - Secretary: Arlyne Lewiston
  - Treasurer: Brian Gilbert
3. **Action Items Outside of a Board Meeting:**
  - a. On 3/25/21, the Board voted to approve the landscaping contract with Park City Landscaping.
4. **CC&R Re-write:** The Board reviewed the draft CC&Rs and Bylaws and discussed their feedback with Julie Ladle. Julie agreed to incorporate feedback into the next draft which will then be reviewed by the owners.
5. **Approval of Minutes from 02/24/21 Board Meeting:** Brian Gilbert moved to approve the minutes from 2/24/21 Board meeting. The motion was seconded and passed unanimously.
6. **Owner's Open Forum (3 min / owner):** N/A
7. **Financial Review:** Allyson Dickey reviewed the financials as of 03/31/21 including cash balances, budget performance, and accounts receivable.
8. **Management Update:**
  - a. *Elevator contract:* Allyson Dickey reported the service contract with TK Elevators terminates on April 30<sup>th</sup> and the new contract with Carson elevator begins on May 1<sup>st</sup>. Pete Negro reported that the new contract is less expensive and includes 24/7 on-call service.
  - b. *Spring cleanup:* Allyson Dickey the new landscaping company, Park City Landscaping, completed spring cleanup of the grounds.

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## 9. House Rules Discussion

- a. *Bank Parking*: The Board discussed the draft house rule for parking in the bank garage. Pete Negro moved to adopt House Rule 19 as revised. The motion was seconded and passed unanimously.
- b. *Nuisance vehicles*: The Board discussed the draft house rule for nuisance vehicles. Pete Negro moved to adopt House Rule 20 as revised. The motion was seconded and passed unanimously.
- c. Allyson agreed to update the House Rules document and publish to owners.

## 10. Upcoming Board Meeting Dates: 7/6/21 at 3:00 pm MDT.

## 11. Adjournment: President Pete Negro adjourned the meeting at 4:51 pm MDT.