
Copperbottom Inn HOA Board Meeting Minutes

October 9, 2020 – 5 pm MDT
Held via Zoom

Participants:

Board: Jeff Chaffee, Paul Askins, Arlyne Lewiston, Pete Negro, Nancy Ciorrocco

Model HOA: Allyson Dickey

Owners: None

1. **Call To Order and Quorum Verification:** President Jeff Chaffee called the meeting to order at 5:09 pm MDT.
2. **Action Items Outside of a Board Meeting:** None
3. **Approval of Minutes from 7/24/20 Board Meeting:** A motion was made to approve the 7/24/20 Board Meeting Minutes. The motion was seconded and unanimously approved.
4. **Owner's Open Forum (3 min / owner):** Arlyne Lewiston commented that the dryers are not working well and that the light above the entryway door to the building is not coming on.
5. **Review Financials:** Allyson Dickey reviewed the financials as of September 30, 2020 including cash balances, budget performance, notable budget variances and accounts receivable.
6. **2021 Draft Budget Review:** Allyson Dickey reviewed the draft 2021 budget. The Board discussed the high elevator service costs and discussed increasing the reserve dues to pay for the replacement of the elevator's mechanical components. The board discussed obtaining quotes on vinyl flooring for the common area hallways beginning with the entryway and elevator floor. The Board discussed a CC&R re-write to correct issues and modernize the document. A motion was made to pass the 2021 budget with a 10% increase in dues effective January 1st. The motion was seconded and unanimously approved.
7. **COVID Hot Tub Protocol:** Allyson Dickey presented ideas on COVID protocol for opening the hot tub for the ski season. Allyson agreed to discuss with the Summit County Health Department.
8. **Management Updated:** Allyson Dickey reported that the skylight for the spa room has been ordered. The Board discussed treating the drain traps in the spa room for odor control.

9. Allyson reported that the top of the entry pillars will be repaired this fall. Allyson presented a bid for stucco repair on the building exterior.

10. Upcoming Board Meeting Dates: 1/8/21, 3/6/21 (annual meeting)

11. Executive Session: None

12. Adjournment: The meeting adjourned at 6:22 pm MDT.