

**POLA Board of Director's Meeting
Mountain Plaza Boardroom, Copper Mountain
Saturday, December 6, 2008
10:00am**

Call to Order

The meeting of the POLA Board of Directors was called to order at 10:01 by President Jim Reis.

Director's Present

Jim Reis
Gary Rodgers
Stan Sprinkle
Marcio Avillez
Charlie Gerretson
Ron Myles
Laura Hunter-Brubaker
Bob Root (present on conference call)

Director's Absent

Tom Hallin

Guest's Present

Peter Siegel, Executive Director for the Village at Copper and the Copper Chamber

Meeting Minutes

Charlie Gerretson moved that the minutes from the November 1, 2008 meeting be approved and Ron Myles seconded the motion. Minor changes were discussed and agreed to and the minutes were unanimously approved.

Financial report

Training fees of \$150 from the Homeowners' Weekend CCIOA and Director's Training sessions were collected by Peter Siegel and Peter will get them into the POLA account. Ron Myles made a motion to approve the financial report and Marcio Avillez seconded the motion. The financial report was approved by the board

Copper Update

- Official recording of PUD should take place shortly
- The resident Summit County Deputy Sheriff housed at the Elk Run was let go but Copper is keep unit available for a replacement
- Gary Rodgers recommended that we postpone the meeting between the governing organizations at Copper and the County Commissioners and staff until after the ski season.
- IA passed – wages frozen
- Copper and other mountain resorts are seeing a compression of lead booking times
- CNL purchased Mueller resorts (Crested Butte)

2009 POLA Activity plan

Jim Reis discussed the need to reactivate some of the committees that POLA had established prior to focusing on supporting the PUD application. Based on the strong turnout we had at the POLA annual meeting on Homeowners Weekend, he would like to see us get more non-director homeowners involved in committee activities and hopefully build stronger support for the concept of a united governance effort at Copper.

POLA board members had a lengthy discussion about the governance issue and how POLA can play a role in bringing all of the governing entities together to build consensus on the roles and responsibilities of the various governing organizations versus the resort operator. We need to be looking 10 to 15 years ahead when resort build-out is completed and the roles of the governing

organizations and the resort operator change. For Copper to be adequately recognized by Summit County we need to present a unified voice and approach the County for our share of the services they provide with our tax dollars.

Since we have not had serious discussions about this topic with the various governing organizations, it was decided to delay the idea of a group meeting with the Summit County Commissioners and other county leaders until we were better organized. A suggestion was made to bring in the person who helped the Edwards community get their various governing bodies to coordinate their efforts and have them share how they were able to work together.

The discussion then turned to services provided by the various groups at Copper Mountain and the cost to the owners compared to other resorts in the area and in Colorado. Gary Rodgers mentioned an earlier study done by BBC Research & Consulting (Ford Frick) and said he would try to locate it and circulate it to board members. Jim Reis volunteered to call Ford Frick to see if he would be interested in updating the study.

Employee Housing Survey & Report Process

As discussed at the November meeting we need to formalize the Employee Housing Survey process that POLA is committed to doing in the PUD. Peter Siegel mentioned that the Village Company/Copper Chamber was subsidizing the survey since they paid staff time and postage to gather the data. Peter agreed to come up with an estimated cost.

Charlie Gerretson, Stan Sprinkle, and Laura Hunter-Brubaker will form a Housing Committee to review the PUD reporting requirements for employee housing and the reporting process. Based on questions from some HOA's the Housing Committee will also review POLA declarations and bylaws to determine POLA's responsibilities for addressing employee housing issues.

We are still waiting for a response from 194 Spruce Lodge in response to a complaint about whether the occupants qualified to be in an employee housing unit.

Jason McKillop who lives in an employee unit and qualifies to occupy an employee unit sent an email to Jim Reis saying that he would be out of the country when this year's survey is sent out, but that his unit is and will be occupied by a full time Copper employee. The committee will note this in the next survey.

Copper Security Program Update

Laura Hunter Brubaker provided board members with a comprehensive overview of Copper's security program and costs. A copy of her presentation will be sent out with these minutes.

Copper Chamber/Village Company Annual Meetings

The Village Company and Copper Chamber will hold their annual meetings this afternoon and Peter Siegel invited board members to attend. This year's format will include staffed information tables during the reception to encourage attendees to ask questions about the various organizations and what services they provide. Jim Reis will speak briefly about POLA at the meeting.

2009 POLA meeting dates

The new schedule was reviewed and the thought was to add a Jan? POLA will address the housing surveys at the February meeting.

Adjournment

Gary Rodgers moved and Jim Reis seconded a motion to adjourn the POLA Board of Directors meeting at 12:02pm. All present were in favor.