

POLA Board of Directors Meeting
Saturday, August 1, 2009
Mountain Plaza Board Room
9:00 a.m.

Call to Order

The meeting of the POLA Board of Directors was called to order at 9:06 by President Jim Reis.

Directors Present

Jim Reis
Gary Rodgers
Stan Sprinkle
Ron Myles
Bob Root

Directors Absent

Marcio Avillez
Laura Hunter-Brubaker
Charlie Gerretson
Tom Hallin

Guests Present

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

Meeting Minutes

Gary Rodgers made a motion to approve the minutes as amended for the POLA Special Meeting on April 18, 2009 and Ron Myles seconded the motion. All present were in favor.

Ron Myles made a motion to approve the minutes from the meeting on June 26, 2009 and Gary Rodgers seconded the motion. All present were in favor.

Financial Report – Stan Sprinkle

There was a discussion of the bills presented at the June 26, 2009 meeting for the POLA website and e-mails. The discussion will continue at the next meeting when Tom Hallin is present to discuss website maintenance.

Copper Update – Gary Rodgers

- Copper continues to operate in challenging environment. The recent events have been successful, including Courage Classic. The Nurse Practitioners group was a great addition to Copper; shopping and dining were strong while they were in town. They will return to Copper for one more year.
- Copper is currently trying to work proactively for 2011 for two big competing groups.
- Ongoing challenge is F.I.T. It is a very competitive marketplace in terms of dates. Copper is still offering competitive "Stacycation" packages.
- Chairlift rides are now free through Labor Day to encourage visitation and spending with merchants.
- Copper Creek greens fees were restructured and it is busier than ever. The team has done a great job with the quality of the product.
- Overall, summer activities have been good, but the rainy weather has created challenges.
- On the commercial front: Gary has made an appeal to homeowners to support all of the Copper merchants. The current goal is to have full commercial occupancy in Copper by November 1. Storm King is closed this summer to drive business to other restaurants. Sushi is available at C.B. Grill. A great addition to Copper is the new Alpinista. Be sure to stop in there if you have not done so already.
- The current focus is on winter: the snow machines will be turned on in 60 days! In March, Copper will be hosting the Grand Prix for snowboarding. Also trying to focus on Race Training – especially at Woodward – in preparation for the Olympic trials.
- On the PUD front, Copper continues to work on obligations for projects under the PUD. Currently working on wetlands mitigation but the big issue is getting the timing right for plantings. Most new plantings need to be done in the late summer/early fall. There are patches in the Union Creek area and others in some of the golf course holes.
- Another area of concentration is parking. As soon as the fire department has its C.O. for the new facility, the old building will be taken down and leveled for additional parking – likely an additional 90 spaces. The other goal is to move forward on the Corn Lot expansion once the "green light" is given for construction. The lot will expand to the south of the current parking area and will add parking for an additional 400-500 vehicles.
- Copper is still working with forest service regarding pine beetles. On the mountain it is still problematic because there are specific steps that need to be taken with the forest service. The goal is an extensive long term plan for removal and proactive mitigation to make the forest as healthy as it can be.

Employee Housing – Peter Siegel

Revised Employee Housing Rules

The first portion of the packet handed out is the e-mail from Jacobs Chase with comments from the attorney regarding the changes to the document. There are three other pieces to the handout: first is the document with red. All of changes made to the document from the beginning of this process are now in red. The second is a "clean version" of the document with all of the red changes made. The third is a restructured version of the "clean version". The restructured version now separates the document by subject to make it more clear and usable.

Meeting with Summit County

The original intent with respect to making changes to the Employee Housing Rules and Regulations was to keep the changes minimal to avoid amending the PUD. Last week, Gary Rodgers, Jim Reis, Peter Siegel and Chris Coleman met with members of the county. Jim Curnutte, Director of Planning for Summit County, was present at this meeting. He read the "clean version" of the document and found it confusing. As a result, it was decided that the entire document should be restructured to make it more readable and clear; hence, the "restructured clean version." None of the changes made to the document in the restructured form should be problematic as this new version is far more clear and readable. In addition, the revisions to this document now align the Rules and Regulations with the PUD while, at the same time, are far more lenient than the old version of the Rules and Regulations.

These documents have all been submitted to the county for review and we hope to have the county's comments back within 7 to 10 days. The POLA Board is now asked to review these documents and provide Peter with any additional comments.

Gary Rodgers made a motion to accept the restructured version of the Rules and Regulation and for Jim Reis to execute the document on behalf of POLA subject to a review by the Board of any changes made by the County. The effective date of the document will be when the County gives its approval. Ron Myles seconded the motion. All present were in favor.

2010 Employee Housing Survey Process

There were packets provided to the Board Members at the last meeting. Once the Rules and Regulations are accepted, they will be posted on the website and the first letter to all Employee Housing owners will be finalized and sent out.

Responses to Comparative Data Study RFP – Peter Siegel

RFP's were sent to Stan Bernstein, EPS/RRC and Ford Frick. Stan Bernstein declined the opportunity to bid, as he could not complete the task in our time frame. In the past few days, responses were received from Ford Frick and RRC. Copies have been provided, and Board members are asked to read both proposals and provide feedback to Jim Reis next week.

The general consensus was that EPS/RRC appears to be more on the mark and in tune with exactly what we are looking for in this study. The next step would be to meet with RRC to narrow the scope and negotiate price. A vote was taken to proceed with EPS/RRC on the project. All present were in favor.

Gary Rodgers made a motion to formally request 50% of the study funding from the Village at Copper. Stan Sprinkle seconded the motion. All present were in favor.

2009 POLA Annual Meeting – September 4

Director and Owner Training Sessions

An email was sent to all Copper HOA Board members asking for their comments on the tentative schedule and list of topics for the training sessions. A formal notice for the annual meeting should be sent out next week.

Election of New Directors

Charlie Garretson has offered his resignation from the Board. Marcio Avillez will be relocating and unable to return to the Board. The Notice of the Annual Meeting is a good time to ask the community who is interested in running for the Board. All interested parties should send in their name and a brief Bio to Jim Reis.

Next Meeting

The Annual Meeting will be held on September 4, 2009 from 3:30 p.m. to 5:00 p.m. The POLA Board of Directors will meet afterward for election of Board Members. The next POLA Board of Directors meeting will be held on Saturday, September 26, 2009 at 9:00 a.m.

Adjournment

Meeting adjourned at 10:46 a.m.