

**POLA Board of Directors Meeting
Saturday, February 27, 2010
Mountain Plaza Board Room
9:00 a.m.**

Call to Order

The meeting of the POLA Board of Directors was called to order at 9:05 by President Jim Reis.

Directors Present

Jim Reis
Laura Hunter-Brubaker
Bob Root
Ben Broughton
Kurt Hotto

Directors Absent

Gary Rodgers
Stan Sprinkle
Ron Myles
Tom Hallin

Guests Present

Peter Siegel, Executive Director for the Village at Copper and the Copper Chamber
Rob Pyzel, Summit County

James Liebold, Owner Village Square 252
Donna Wolford, Copper Homeowner

Meeting Minutes

The minutes from the December 4, 2009 meeting will be e-mailed to all members for review.

Employee Housing Committee Report

Subcommittee Report by Laura Hunter

The 2009/2010 Employee Housing Surveys were due by February 6th. As of today's date, there are 7 surveys that have not been returned. Most are in compliance. The following are the surveys that were discussed by the Board:

Copper Junction E2, Owners Jason Meyer and Coe Meyer:

- No survey sent in.
- Send letter to owner out of compliance due to lack of survey.

Copper Valley B-1, Owner Wingate Johnson:

- Employee listed on survey reported residence other than Copper on his employee paperwork.
- Send letter to owner stating this looks like it may be fraudulent report, please explain to the Board.

Copper Valley B-2, Owner Joanne Coyle:

- Employee not Full Time employment status with Copper.
- Send letter to owner stating Part Time status, not in compliance.

Passage Point 423, Owner D. Coble Thurman:

- Employee's status with Copper changed after December 1 deadline to file exemption.
- Followed procedures as soon as status changed. Is working for a company in the county. Exemption Granted.

Snowbridge Square E111, Owner Paul Mulae:

- Unit is currently vacant. Is currently in compliance because not improperly used.
- Letter to owner will state that if a renter is found, a new survey will need to be completed and returned.

Snowbridge Square F210, Owners Claire Carren & David Neff:

- Claiming retirement exemption on survey, but did not file the Exemption Request form.
- Letter to owner that she is out of compliance. Exemption Request was to be filed by December 1. She must file the Exemption Request and a letter explaining how she meets the requirements and why she missed the deadline.

Snowbridge Square F212, Owner Metro District:

- Is the unit vacant, or is Tyler Humphries living there? Ben Broughton will investigate.

Spruce Lodge 194, Owner Lawrence "Bud" Sitting:

- Property is listed with Carbonate, but owner is out of compliance because he is living in the unit and not employed by Copper. Criteria under 1a of the "Rules and Regulations" states: "in no event shall a non qualifying occupant occupy the unit".
- Letter to owner that he is out of compliance, detailing a specific 30 day plan.

Lodge at Copper 104, Owner Roger Mutz:

- No survey received. Owner has spoken to Jim Reis and states that survey was turned in. Liz Ryan will send out another survey form.
- Think the property is vacant. If it is vacant, in compliance. Will be sent a similar letter as Paul Mulae, SS E111

Lodge at Copper 105, Owners Harry & Courtney Haynes:

- Claiming the unit is on listed with Halo Holdings in Denver. Ben cannot find the property on MLS. Kurt Hotto will investigate a bit into this property to get more information before a letter is sent out.

Timber Creek 105, 110 & 111, Owner Timber Creek HOA:

- No surveys received for the three units. Liz Ryan will follow up with HOA President and also Jim Ryan to get surveys in.
- *Follow Up 03.08.2010: All three surveys received and all units are in compliance*

Lodge at Copper 105, Owners Harry & Courtney Haynes:

- Claiming the unit is on listed with Halo Holdings in Denver. Ben cannot find the property on MLS. Kurt Hotto will investigate a bit into this property to get more information before a letter is sent out.

Tucker Mountain Lodge 117, Owners James and Julie Ploughman:

- Need to verify employment status of tenant: works at Chub's
- *Follow Up 03.08.2010: Status verified, owners are in compliance*

Village Square 160, Owner Linda Inserra:

- Tenant was terminated on December 25. Out of compliance until new survey proves otherwise.
- Letter to owner regarding change of tenant's status and requesting an update on occupancy of unit.

Village Square 164, Owners John Crow, et al:

- Need to verify employment of tenant. Works for Tucker's
- *Follow Up 03.08.2010: Status verified. Tenant was terminated last week. Owners may not know. Letter should reflect current status and request updated information.*

Village Square 166, Owners John Crow, et al:

- Need to verify employment of tenant. Works for Tucker's
- *Follow Up 03.08.2010: Status verified, owners are in compliance*

Village Square 252, Owner James Liebold:

- Owner present at beginning of the meeting. Requested and exemption before December 1. Exemption was denied. A decision on case will be decided after further information from the owner is provided to the POLA Board.

Village Square 264, Owner Michael Bauer:

- Tenant listed on survey does not work for Copper.
- Letter to owner requesting more information about current tenant (i.e., proper spelling of name) and that not in compliance until status of tenant can be verified otherwise.

Village Square 366, Owner Todd Winegar:

- Letter to owner requesting business information. Not a Copper owned business. The business has not paid Copper Chamber dues. If his business is a Summit County business, he has not requested an exemption.
- Owner must send evidence of business license and where license is located.

Westlake Lodge 203, Owner Thomas Snow:

- Last year was granted an exemption based on retirement. He is seeking the same exemption this year. His Exemption Request was filed late, but he did provide a letter of explanation to the Board.

- Letter to owner granting his exemption request but emphasizing that the request must be made annually by the December 1 deadline.

Westlake Lodge 207, Owner Wendi Mason:

- Owner no longer working at Copper, survey not received.
- Laura Hunter will follow up with owner.
- *Follow Up 03.08.2010: Survey sent in. Owner is in compliance, has two tenants working at a Copper business.*

Foxpine 102, Owner Thomas O'Hara:

- Need to verify full time employment status.
- *Follow Up 03.08.2010: Full Time seasonal status confirmed. Owner is in compliance.*

A total of nine exemptions have been granted this year.

Bob Root Day at Copper Mountain

In honor of Bob's 30+ years of service to the Copper Mountain Community, today, Saturday, February 27, 2010 has been proclaimed **Bob Root Day at Copper Mountain**. The Copper Community thanks Bob for his passion, service and dedication to Copper Mountain and to the POLA Board. Bob's tireless efforts will forever be appreciated.

POLA Board Seat Available

With Bob Root stepping down from the POLA Board, there is a Board Seat open. An open request will be sent out to all of Copper requesting that interested parties please contact Jim Reis.

Bob Root put on record that he highly recommends Donna Wolford as his replacement. She is a long time owner at Copper and has been actively involved in the Copper community.

Jim Reis and the rest of the Board thanked Bob for all that he has done over the years.

Copper Comparative Data Study Update

Peter Siegel gave a brief update on the Study. Peter, Jim Reis and Kurt Hotto had a productive meeting with the EPS study team in Denver recently. Areas of data still needed were identified and the first phase of the study is almost complete. One challenge that we face is how to get all of the information that has been gathered put into a format that can be used to communicate effectively with all Copper entities.

Next Meeting

Saturday, March 27, 2010 at 9:00 am.

Note: Copper Mountain Property Owners, Condo Board Members and the General Public are welcome to attend POLA Board Meetings.

Adjournment

Meeting adjourned at 11:31 am by President, Jim Reis.