

**The Village at Copper Board of Director's Meeting**  
**Village Company Conference room**  
**March 26, 2010 1:00 pm – 3:00pm**

**I. CALL TO ORDER**

The Village at Copper Board of Directors meeting was called to order by Jesse True at 1:04 pm on March 26, 2010. All members were present.

**Members Present:**

Jesse True  
Mark Kennedy  
Kelly Keefer  
Melissa Moore  
Grace Covington  
Susan Byers  
Don McCoy

**Staff Present:**

Peter Siegel  
Liz Ryan

**II. NEXT MEETING DATE**

The next meeting will be June 25, 2010 from 10:00am – 12:00 p.m. in the Village Company Conference room at the Village Square Offices. There may be a joint Board meeting prior to this date. (Chamber and POLA) At the request of the Board, Peter will send out a meeting request for the next meeting.

**III. APPROVAL OF MINUTES**

Kelly Keefer made a motion to approve the minutes from the February 26, 2010 meeting and Grace Covington seconded the motion. All present were in favor.

**IV. FINANCIAL REVIEW and APPROVAL**

The lower budget amount approved last meeting is now used on the financial spreadsheets. No red flags.

3% Surcharge: Quarterly or monthly payments are allowed. If no report is sent by an owner, a letter and invoice for the presumptive surcharge will be sent.

Action Item: A Presumptive Surcharge reminder will be sent as the first item on the next Homeowner communication.

Grace Covington made a motion to approve the financials and Jesse True seconded the motion. All present were in favor.

**V. REPORTS**

Powdr RETA: Peter Siegel is still in discussions with Powdr regarding the valuation of parcels affected by RETA. He hopes to have this completed by the next meeting.

PUD Annexation: This will not happen until the RETA valuation is resolved. The Annexation is Powdr's choice.

Lewis Ranch Zone Vote: If properties annexed were annexed, there would be sufficient votes to pass the Zone 3 ratio. Lewis Ranch has not yet been billed for 1<sup>st</sup> quarter.

Action: Send out a reminder letter about the Zone Vote.

Marketing Update: From Erin Kennedy Woods.

A list of upcoming events was provided. The big item is the “all Copper” insert in the Real Estate Book. This book gets distributed throughout the county and is an excellent way to return the value of the dollars received from RETA. This marketing piece is also a great example of things that we can do because the Village and Chamber have joined forces.

Owner/Web Update: The Village at Copper website has officially been combined with the Chamber website. Therefore, experiencecopper.com has now been merged into copperchamber.com which is now in a language that can easily communicate with other sites such as coppercolorado.com.

Village Square Office: We are hoping to get the final Certificate of Occupancy by Monday.

Sign Program: Peter is working closely with Keystone on their sign program. Once the county has completed their review of Keystone, they will use it as precedent and turn their attention toward Copper. Peter recently sat through the Keystone hearing. Three big pieces that came up were: 1) what is the governance that gives the neighborhood authority to administer sign code; 2) sandwich boards; and, 3) coverage of the interior space three feet in from the windows of a storefront.

- 1) Keystone does not have an entity that governs everyone. However, at Copper, the Copper Chamber represents all members of the community.
- 2) The county did not want to approve sandwich boards, but the Snake River Planning Commission granted sandwich boards under a restriction. The language is not specific enough, but because the commission outvoted the county, it will make it more difficult for the county to ban sandwich boards.
- 3) The “sign zone” is a twelve foot zone beginning outside building and extending three feet into the interior space. Most of the commercial people in the Keystone hearing believe there should be no control three feet into the space. The committee disagreed, and the board voted to allow control of the three foot zone. Copper needs to be very careful to describe what the three foot zone should include as far as the regulation.

There is a lot of work that needs to be done and done quickly. Peter has advised the Chamber Board that the Chamber needs to drive the sign issue. This is a very big issue, will take a lot of work, and the Chamber will need full support.

The Chamber will need someone from Copper to help on this. Laura Hunter may need to be involved on the F & B side. By state statute we are required to be governed by the county and need to drive the sign program through the county. The items the Snake River Planning Commission brought up during the Keystone hearing will probably be the same issues the Ten Mile Planning Commission will have as well.

Economic Study: Peter discussed the economic study and some of the big items that will need to be addressed such as transportation, Security, Infrastructure Maintenance and marketing.

Presentation from Jesse True on Sunsatation:

Jesse made a request to the Board for Sunsatation. About \$300,000 is spent annually on the event, some of which is offset by sponsors. The same quality of acts have been booked for this year, but the expenses have gone up and sponsorship is down about \$50,000. Sunsatation is held the last two weekends of the season. CBS will be coming in for Alt Games and Red Bull will be here, too. Vail and Breckenridge are

strong competition, making it difficult when Copper books bands for this event. Jesse is seeking \$20K from this Board to offset some of the costs. The Board's help is needed to fund this event to keep it going.

All Copper Board Members refrained from voting. Don McCoy, Mark Kennedy and Grace Covington were the three voting Board Member and all voted in favor of Jesse's request.

#### **VI. FUTURE TOPICS**

Presumptive surcharge strategy.

#### **VII. ADJORNMENT**

Kelly Keefer made a motion to adjourn and Susan Byers seconded the motion. The meeting was adjourned at 2:35 p.m.