

POLA Board of Directors Special Meeting
Saturday, April 18, 2009
Copper Conference Center
Ptarmigan C Room
9:00 a.m.

Call to Order

The special meeting of the POLA Board of Directors was called to order at 9:04 am by President Jim Reis.

Directors Present

Jim Reis, President of the Board
Gary Rodgers, President of Copper Mountain
Tom Hallin
Stan Sprinkle
Laura Hunter-Brubaker
Ron Myles

Directors Absent

Marcio Avillez
Bob Root
Charlie Gerretson

Others Present

Rob Pyzel, Senior Planner, Summit County (part of the meeting)
Tanya Benyo
Jason Gusaas
Joanne Coyle
Januz Kokot
Claire Carren
Tom Snow
Tom O'Hara
Bud Sittig
Patty Ostwald
Eileen Brown

Purpose of Meeting

The current Copper Mountain PUD was approved in 2008. Part of the PUD requires POLA and Copper Mountain, Inc. to report the results of the Employee Housing Survey to Summit County by May 1, 2009.

The first request for a survey went out on February 1st. If the Board did not get a completed survey returned, homeowners received a second request for a survey. If the current tenant did not meet the requirements, the owner received a certified letter.

The process for this meeting is each owner will be given three minutes to tell the POLA Board why they feel they qualify for one of the exemptions. Please keep in mind that the PUD only allows for the Board to grant exemptions for 10% of the employee housing units, or a total of 11 units.

After all have spoken, the POLA board will have an executive session followed by another open session to discuss how the Board will report to the county.

Exemptions that are provided for are listed on Page 24 of the PUD (part of the packet handed out.)

This process will take place annually and, even if an owner is granted an exemption this year, the owner will have to reapply for an exemption annually.

Owner Summaries:

Tanya Benyo, Telemark Lodge 208: Has been in county 20 years. Owns Alpine Tree Specialist and A-Plus Plowing; both Summit County based businesses. Her business has contracted with The Village at Copper for tree removal. She lives in her unit full time and is requesting an exemption as permanent resident living and working full time in Summit County.

Jason Gusaas, Village Square East 266: He is currently renting the unit. His tenant was a groomer for Copper for several seasons, but due to the economy this year, he was not given his job back. He may qualify for exemption. His tenant is a student in a nursing program trying to get job at clinic, but he has been working for a Summit County business 30-40 hours per week.

Frank Pfeiffer: Not present at meeting. Was granted an exemption based on retirement last year and requested the same in writing with his survey this year.

Joanne Coyle, Copper Valley B-2: Has been an owner for several years and has occupied the unit since 2003. Has always worked as a ski instructor, but, due to economy, did not get enough hours this season. Her primary residence is in Lakewood, but stated that her job at Copper is her primary job.

Nathan Schmidgall, Snowbridge E-112: not present

Januz Kokot, Snowbridge Square F-209: He is a guide for Over the Hill gang and also with the ski school. In the summer, he volunteers with hikes. From December through April he is full time at Copper. His primary residence is in Lakewood, but he plans to move here. He has been here only part time this winter. Because of the economy, several of the full time instructors were given priority. He purchased this unit about 4 years ago and it is not rented to anyone.

Claire Carren, Snowbridge 210: Has worked at Copper for 24 years and feels she qualifies for an exemption for several reasons. Her daughter works at CB Grill and was originally scheduled for full time, but not given full time this winter. She also has over ten years of service at Copper and is over 55. She resides here full time and her mailing address is at Copper. She is on the Board at Snowbridge. She also works at Gold Run Nordic center in the winter. She would like to have an exemption as retiree, as she worked for the cross country center, then the ski school for 24 years.

Tom Snow.: Has been an employee for 18 years in F&B and as a ski instructor. He retired in 2001 from his full time job in Denver and purchased his employee unit here in 2003. He has since worked here as a ski instructor and Over the Hill Guide. This year for ski school he was available 32 hours per week. This is his full time residence: his car is registered here and his mailing address is here. He feels he is eligible for retiree employee housing exemption. His wife is also a guide and has 20 years in at Copper. He is here 7 days a week, can work 7 days a week. This is where he lives, where he wants to live. He will continue to work with ski school and as a guide.

Kim Fenske: not present. Requesting an exemption as a full time resident of the unit and full time employee in Summit County (driver for Summit Stage).

Rob Bollyard: not here

Tom O'Hara Foxpine: Here with his daughter Megan. He bought unit in 2003 when Intrawest was selling resort owned units. He has worked for Copper for 14 years. He accepted full time employment with the ski school at the beginning of year; however, due to the economy, he agreed to back down to part time to allow other people the chance to earn more money. He believes he fulfills the requirement to work over 30 hours per week. His daughter fills same position as supervisor for kid's ski school, but was not able to work 30 hours per week because of injuries. Tom's goal to move here full time, fully intending to make this his permanent residence. He is a Board Member of Foxpine and also volunteers with Copper during the summer.

Bud Sittig, Spruce Lodge 194: He has a home in Ohio (currently his primary residence) which is on market. He intends to make this unit his permanent residence. In 2008 he came here with intent to work here full time at the resort. His wife was only able to get a part time position. She is on the list to be full time employee in the 2009/2010 ski season. Their intent is to be here at Copper full time in November of 2009. He is here to appeal for a variance from now until November 2009. He is currently not in compliance, but intends to do so. He purchased the unit in 2003. It was occupied by full time tenants at the early stages of his ownership. His daughter and her friend used it as their full time residence through winter seasons. Over last 6 months, the unit has been vacant. He sent a letter dated Feb 24th from survey request.

Patty Ostwald, Summit House 203: She sent letter last fall after PUD was passed. She was a full time painter. She is currently not in compliance because she is unemployed and is looking for a full time job. She would like to be working full time here, as she had been working at Copper since 1994. She expressed that she wants the intention of the employee units to be put in the POLA docs clearly and she thinks it is important that the intention is stated. She has worked here since 1994. This is her permanent residence; she does not have a permanent residence anywhere else. Wants to be in compliance and is requesting another exemption.

Eileen Brown: She works full time at the USPS and is a full time resident here at Copper (in her unit). She is also employed at Copper at ski school, but not full time. This is her home, she has no other residence. She works every available day that she can at Copper. She takes her three weeks vacation from USPS to work at Copper. She purchased her unit in 2004 and moved here with the intent to be a full time instructor at Copper. She did not put her full time employment at USPS in the survey, only Copper employment because she thought that was the requirement.

This portion of the meeting was adjourned at 10:56am and the Executive Session took place after a five minute recess.

Reconvened. Decisions of the Board are as follows:

Exemptions:

Tanya Benyo
James and Janet Farquar
Patricia Oswald
Frank Pfeiffer
John and Joanna Crow and Richard and Linda Price
Kim Fenske
Tomas Snow
Eileen Brown
8 Total

Out of Compliance:

Jason Meyer
Joanna Coyle
Wayne and Cheryl Brown
Tomas and Heather Boylan
Janus Kokot
Lawrence Sittig
Harry and Courtney Haynes
James and Julie Ploughman
Nicholas Wagner
James Bolyard
Todd Winegar
Tomas O'Hara
12 Total