

COPPER MOUNTAIN  
PROPERTY OWNER'S AND LESSEE'S ASSOCIATION  
C/O The Village at Copper  
P. O. Box 3053  
Copper Mountain, CO 80443

August 13, 2008

**To All Copper Mountain Owners:**

**Annual Meeting**

Attached is your POLA annual meeting notice, proxy, and minutes from the August 31, 2007 annual meeting. We hope you will attend this year's meeting scheduled for Friday afternoon, August 29 at 3:30 p.m. in the Village Square Conference Center. There is a lot happening at Copper and we are doing our best to represent your interests. We want to report to you about some of the needs, challenges and opportunities that the Copper Mountain community will be facing in the upcoming years and hear your comments and suggestions on how these needs can best be met.

**POLA Web Site**

Please take a look at our website at [www.copper-pola.org](http://www.copper-pola.org). This site was started four years ago to provide a central place for association information required by various new Colorado Laws and to give Copper's Homeowners Associations an advantage by making this information readily available to prospective buyers without delay or cost.

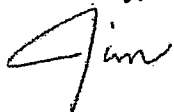
**Owner and Board Member Training**

Separately we have emailed information about owner and board member training sessions scheduled for the afternoons of August 28 and 29. Colorado law about condominium ownership requires condo associations to provide owner training to be done annually including information on the Colorado Common Interest Ownership Act (CCIOA). If you did not receive an email with this information and a registration form please call Kate Bennett at (970) 968-2882 ext. 40907 or email [KBennett@experiencecopper.com](mailto:KBennett@experiencecopper.com). Information about these training sessions is also available on the POLA website at [www.copper-pola.org](http://www.copper-pola.org) and they are open to all condo owners at Copper and Frisco. Please help us plan by registering early.

**Your Ideas**

We encourage you to e-mail any of the directors with your ideas and concerns. Our e-mail addresses are on the website at [www.copper-pola.org](http://www.copper-pola.org).

Sincerely,



Jim Reis  
President

Copper Mountain Property Owners and Lessee's Association

COPPER MOUNTAIN  
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C/O The Village at Copper, P.O. Box 3053  
Copper Mountain CO 80443

**NOTICE OF ANNUAL MEETING**  
**TO BE HELD August 29, 2008**

Notice is hereby given that the Annual Meeting of the Copper Mountain Property Owners and Lessee's Association will be held at 3:30 p.m. on August 29, 2008 in the Village Square Conference Center at Copper Mountain. The following items will be the agenda for the meeting:

- 1) Call to Order
  - Quorum
- 2) Minutes of Previous Meeting
- 3) Financial Report
- 4) Review of POLA Activities
- 5) Election of Directors



The date fixed by the Board of Directors as the record date for the determination of members entitled to notice of, and to vote at said Annual Meeting or adjournment or adjournments thereof is the close of business on August 1, 2007.

Should you be unable to attend in person, please return the enclosed proxy to the offices of the Copper Mountain Property Owners and Lessee's Association no later than Wednesday, August 27, 2007.

By Order of the Board of Directors

Peter Cowley  
Secretary

COPPER MOUNTAIN  
PROPERTY OWNERS & LESSEE'S ASSOCIATION  
C/O The Village at Copper, P.O. Box 3053  
Copper Mountain CO 80443

**ANNUAL MEETING PROXY  
AUGUST 29, 2008**

1. **Election of Directors:**  
Marcio Avillez  
Charlie Gerretson  
Tom Hallin  
Laura Hunter-Brubaker  
Ron Myles  
Jim Reis  
Gary Rodgers  
Robert Root  
Stan Sprinkle

**Check One:**

\_\_\_\_\_ Approve all of the above

\_\_\_\_\_ Approve all of the above except

\_\_\_\_\_  
\_\_\_\_\_

I hereby appoint \_\_\_\_\_ as my attorney in fact to represent me at the Annual Meeting of POLA, Friday August 29, 2007.

\_\_\_\_\_  
Member Name (printed or typed)

\_\_\_\_\_  
Building & Unit Number

\_\_\_\_\_  
Signature



**NO SLEEPY LITTLE VILLAGE**

## COPPER MOUNTAIN HOMEOWNER INFORMATION

Building(s) and Unit #(s): \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Does this unit have additional owners?

Yes       No

If yes, please provide their name(s) and any additional contact information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Please return this completed form via post,, via fax to 970-968-1818, or  
via email to [kbennett@experiencecopper.com](mailto:kbennett@experiencecopper.com). Thank you!*

**COPPER MOUNTAIN  
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C/O The Village at Copper  
P. O. Box 3053  
Copper Mountain, CO 80443**

August 13, 2008

**To All Copper Mountain Owners:**

Colorado laws covering condominium ownership require condo associations to provide owner training to be done annually and include information on the Colorado Common Interest Ownership Act (CCIOA). The latest revision of CCIOA encourages board member training as well.

Again this year, under the leadership of Tom Hallin, POLA has organized two CCIOA training sessions during Homeowners (Labor Day) Weekend. We encourage owners and board members to attend these sessions and become familiar with CCIOA and your responsibilities as an owner and/or board member.

Please look at the attached schedule and agendas for these meetings and sign up for the meeting that pertains to you as an owner or board member at Copper Mountain.

**Directors Training**

**Thursday, August 28, 2008**

**2:30 – 5:00 p.m.**

**Copper Station (East Village) Wheeler A Room**

The director training session is open to Copper and Frisco condo directors or those interested in becoming a director. A list of topics and a reservation form are enclosed and are also available on the POLA website at [www.copper-pola.org](http://www.copper-pola.org). Please send your registration and check by August 25 to POLA at the address at the top of this letter.

**Owner Training**

**Friday, August 29, 2008**

**1:00 – 3:00 p.m.**

**Village Square Conference Center**

This owner training session is open to all condo owners at Copper and Frisco and is scheduled for two-hours starting at 1:00 p. m. on Friday, August 29, 2008, prior to the POLA Annual Meeting. Attached is a list of topics and a registration form. Information is also available at [www.copper-pola.org](http://www.copper-pola.org). Please send your registration and check by August 25 to POLA at the address at the top of this letter.

Sincerely,

Jim Reis

President

Copper Mountain Property Owners and Lessee's Association

**POLA – OWNER TRAINING FOR CONDOMINIUM ASSOCIATIONS**  
**Friday, August 29, 2008**  
**1:00 - 3:00 p.m.**  
**Village Square Conference Center**

**List of Topics**

**Condo Board Legal Issues**

Mandatory requirements of Colorado Common Interest Ownership Act (CCIOA)  
covering all Associations  
Review of New Colorado Legislation  
Function and Scope of Typical Condo Documents  
Chart of Copper Mountain Documents

**Condominium Accounting Requirements**

State of Colorado Requirements  
CCIOA Budget Rules  
Accounting Guide for Common Interest Associations  
What should a non-accountant look for?  
Income Tax Issues  
Do you need an audit?  
Detection of Fraud - Cases

**Responsibilities and Issues for Every Condo Owner**

Meetings  
Reports  
Documents when buying or selling  
Condo Management vs Rental Management  
Maintenance  
Insurance – CCIOA Requirements

**CCIOA CONDO OWNER TRAINING**  
**Friday, August 29, 2008**  
**1:00 PM – 3:00 PM**  
**Village Square Conference Center, Copper Mountain**

**REGISTRATION FORM**

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

Association \_\_\_\_\_

Board Position if any \_\_\_\_\_

(such as President, Secretary, Treasurer, Member, etc.)

\_\_\_\_\_

**Any specific issues to cover:**

**Please mail with your check for \$20 per person to cover materials to:**

**POLA**  
**P.O. Box 3053**  
**Copper Mountain, CO 80443**