

**THE LODGE AT COPPER CONDOMINIUM ASSOCIATION  
MINUTES OF BOARD OF DIRECTOR'S MEETING  
November 10, 2004**

Call to Order:

Gary Sodahl, president, called the meeting to order at 7 pm. The meeting was conducted by telephone conference.

Board Members Participating:

Gary Sodahl  
June Simpson  
Wally Pennington  
Jerrie Ilch  
Mike Raber

Others:

Tom Malmgren

Approval of Prior Meeting Minutes:

The minutes of the prior board meeting were approved as written and distributed. Wally moved, Mike seconded and motion passed unanimously.

Christmas Bonus for Resident Manager:

The board approved a Christmas bonus of \$500.00 (gross amount) to be given to Corky and Sheri McDonald, the resident managers. June moved, Wally seconded and the motion passed unanimously.

Negotiating Committee Proposal:

As a follow up to the annual meeting Wayne Griffith submitted a written concept to establish a committee to represent the Lodge in future negotiations and dealings with Intrawest/Copper Mountain. Mike encouraged this. June questioned the board's role in how we express our positions. Wally stressed the need for the same individual(s) to interact on the discussions with the developer. Keeping one committee/group/focal point as the negotiating group seems very important. Final approval of how we proceed as an association will remain with the board. Gary questioned whether appropriate timing dictated the necessity of appointing this committee now. He stated that once any future dialog from Copper is forthcoming, that the Lodge Board will respond with a clear understanding that this committee represents the Lodge in those discussions. Mike and Wally supported establishing this committee now. Wayne Griffith previously expressed willingness to participate. Mike Raber volunteered to participate. Wally moved that a board designated committee be formed and authorized to interact with Intrawest on all and any actions proposed by Intrawest that affect the Lodge. This committee to be staffed by one board member and one homeowner or designated alternate(s). The motion was seconded by June. June asked when the attorney would be involved. The proposal from Wayne suggested that if the committee felt legal council was needed, they would ask the board for approval. The motion was unanimously approved.

The board further moved to appoint Wayne Griffith as the homeowner representative and Mike Raber as the board representative.

### Ten Mile Planning Commission:

Tom Malmgren previously sent all board members a brief update on the most recent activities by the Ten Mile Planning Commission. An effort is underway to consolidate the Copper Mountain Sub Basin Plan into the Ten Mile Master Plan and eliminate duplication. As part of this, discussions have occurred which might impact the Lodge with changes in permitted uses across passive open space.

Gary asked June to write a letter to the commission, expressing the Lodge Association's concerns about changes which could affect the people mover proposal that was part of the denied PUD Amendment. June will draft a letter, circulate it to all board members for input and send it to the TMPC prior to their next meeting.

### Bldg. Renovation:

This topic has been on back burner due to other IntraWest matters. Gary stated that it is time to refocus on this and start planning for the future. Gary put forth the following in an earlier e-mail to the board:

First of all, I believe that the renovation of our building can be broken down into three major tasks:

- Outside (Siding, Changing the look of the building, etc)
- Inside (Halls, Elevator, etc)
- Front Arrival Area (Enclosing some of the current arrival area for a lobby, meeting room, etc)

As a starting point, I recommend that we prioritize the inside renovation of The Lodge as our first priority. I recommend this for the following reasons:

- Manageable

Dealing with the Inside work is much more straight forward and doable than the other two areas. As such, we should be able to complete this task much sooner, thereby bringing positive impact to The Lodge much sooner.

- Funding

Funding for any renovation task will be a significant issue that the Board will have to deal with. In the case of the inside renovation, we have some funds that have been accumulated in our Reserve Fund for this purpose. As such, a Special Assessment for the inside renovation should be able to be held to a minimum or possibly none at all.

- Momentum

By doing the inside renovation first, the hope is that it will have a positive impact and build momentum for the other renovation tasks to follow. The outside task, in particular, is going to be quite expensive and require a major Special Assessment. If the inside task is done first and done right, I believe it will be much easier to obtain support from the association members on the major funding needed to bring the outside of the building up to a level of quality comparable to the inside.

Gary stated he wanted to hear from each board member and then hear Tom's opinion.

Wally responded that the board needs to make certain we proceed with a goal of enhancing the values and attractiveness of the complex. He agreed interior improvements should be funded out of operation / renovation funds. Outside updates will be more long range but we need to begin gathering information.

Mike felt that carpeting and interior improvements should be our initial priority. He stated that the inside of the complex looks fairly good currently. The refurbishment fund provides basic guidelines and timing of future improvements. The outside will be a major cost and we will need to develop plans and work with owners.

June feels that our current hallways are dark and drab and need improvement. Her daughter is a decorator and has expressed criticism of the current condition. Improvements should target durability. She agreed that the elevator could use updating. The exterior needs to be a long range plan

Jerrie agreed that the inside should be first priority. She is a full time resident now and while she feels the inside is dated, it does not bother her. She feels the spaciousness of the units is a large plus for our complex. She feels colors are important, but likes a more neutral approach.

Gary referred to his above comments communicated to the board in his e-mail.

Tom stated that rental folks are not too concerned with anything but comfort/location. He feels the exterior is more a concern with buyers.

Gary suggested that we look at the exterior on a more long term basis. He feels we need to get going on interior projects, generate momentum and strive to put a long term plan in place that all owners will support.

Next steps:

Inside: Obtain bids for carpeting, elevator updating and seek ideas for improving the hallway ceilings.

Outside: Front entryway. Ideas for a more attractive front entrance – Lobby possibilities – but does it make financial sense?

The board briefly discussed that there have been some prior entry drive/lobby enclosure ideas. Wally recapped some of the past ideas. Wally stated he has a friend who is an architect and he has asked him if he would look at plans/photos of the complex for overall building ideas. There is a possibility of passing this onto an architectural school for a class project.

Roger Mutz, owner of unit 104, has previously expressed willingness to lend assistance.

The board asked management to seek bids for carpeting, painting, elevator updating, stairway brightening and hallway ceiling improvements. Board members, owners and management will try to come up with ideas for consideration.

Gary stated that a key component for all interior areas is lighting. It was suggested that we possibly could get Intrawest designers to come up with some ideas. Tom suggested we ask Paul Coscarelli, owner of 405, to assist with this since he is in the furniture business and has a keen eye for detail. The board asked Tom to send Paul an e-mail seeking his assistance. Tom will tap some of his contacts with general contractors, etc. to try and generate some ideas and bids. The possibility of engaging the services of a lighting consultant will be priced and considered.

It was noted that there is a lingering odor of gas at the entry lobby of the complex. Tom was asked to try and get this eliminated.

The last agenda item was the stairways. It was suggested that lighting needs to be improved with brighter bulbs. Management will look into florescent bulbs which might create more light and burn less power. The initial cost is more but it might be partial solution. The entire board agreed that the dark brown stairway is too dark and shows dust/dirt. They stressed that any color modifications be approved by the board prior to implementing. The dark brown stairway will not be repainted until necessary, but will be restored to a lighter color when redone.

In conclusion, the board will seek ideas from any and all sources and consider the best to be implemented within the budgetary constraints.

Adjournment occurred at 8:50 PM.

Respectfully submitted,

Accepted,

---

Thomas J. Malmgren, Managing Agent

---

Gary Sodahl, President