

The Lodge At Copper
Condominium Association
Minutes of Board Meeting
April 20, 2005

A telephone conference board of director's meeting was called to order by president, Gary Sodahl, at 7:00 PM.

Board Members Participating:

Gary Sodahl
June Simpson
Wally Pennington
Jeri Ilch

Board Member Absent:

Mike Raber

Others:

Tom Malmgren

Minutes of Prior Meeting:

Minutes of the November 10, 2004 meeting were approved as written and distributed. Motion by Wally Pennington, second by Jeri Ilch and passed unanimously.

Old Business:

Gary recapped the March meeting of the Ten Mile Planning Commission, at which the updated Ten Mile Master Plan was adopted. It was the opinion of those in attendance at the meeting that the open space issues west of the Lodge complex still need to be clarified on the master plan maps.

The next update was on the elevator. The new safety light door opener has been installed and everyone is very happy with this addition / safety feature. Additionally a new starter has been installed to hopefully solve our recent problems and down time with the elevator.

The hot water boiler has been an on-going challenge, in that the boiler periodically shuts itself off and must be re-set. Tolin Mechanical has diagnosed the problem with several repairs, but it still is not 100% resolved. Gary updated the board that he executed an annual maintenance contract that Tom has requested Tolin Mechanical submit to us. This should help us be more on top of preventive maintenance issues with our boiler.

Building updates: Gary recapped that at the last board meeting several tasks were asked to be followed up on by management. Gathering of bids for interior and exterior renovations were to be gathered. Lighting alternatives also were to be experimented with, using florescent bulbs. Tom reported that it was not possible to obtain any bids, as contractors were too busy and we need more detailed direction as to what we want to have bid out.

New Business:

Gary outlined that he had recently returned from a vacation at Copper during which he had discussions with several design/architectural firms. Out of several companies, he received two formal proposals to develop a plan for interior upgrades/modifications and one for the exterior.

After discussion of the interior proposals Jeri Ilch moved that the association proceed with the proposal from Oz Architects with phase 1 and 2 of developing a design plan for the board's review by the end of May. Subject to design approval and bid proposal acceptance, the board will implement the interior design plans by the end of 2005. This motion was seconded by Wally Pennington and passed unanimously. The estimated cost for Oz to produce the interior plan = \$4,000.

The proposal from Oz to create, in cooperation with the board, an exterior renovation plan was next discussed. A bid of \$6,300 was presented. After discussion, June Simpson moved that the board authorize Oz Architects to proceed with phase 1 which will include a presentation to the full membership at the annual meeting. This motion was seconded by Wally Pennington and passed unanimously.

Gary outlined that the plan will be to implement the interior improvements out of existing funds in our reserve account. However, the exterior work will be funded through a special assessment which will be discussed at the annual meeting in September.

Adjournment:

There being no further business, Wally Pennington moved for adjournment. This was seconded by June Simpson and passed unanimously.

Respectfully submitted:

Accepted:

Thomas J. Malmgren, Managing Agent

Gary Sodahl, President