

**LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
April 18, 2006**

Call to order:

The meeting was called to order by president, Gary Sodahl, at 6:00 PM per the prearranged time and date agreed to at the last meeting.

Board Members Participating:

Gary Sodahl
June Simpson
Diane Mayer
Mark Roffman
Courtney Haynes

Others:

Joe Ward
Tom Malmgren

Agenda – The discussion was turned over to Joe Ward who started out by explaining the e-mails that he forwarded to each of the board members.

Proposed Enhanced Lobby Concept:

Joe explained that his drawing shows an expansion of the existing lobby area by enclosing the entire area at the top of the existing stairway. A new landing would protrude out toward the parking area with steps allowing access from both the hot tub side and the stream side of the complex. Much discussion regarding these ideas followed with several suggestions and ideas. Additional columns to compliment existing columns would be added throughout the area.

Entryway Concepts:

Joe presented ideas for incorporating a wooden timber beam across the top of the entryway into the current unloading area. This lintel would span the entryway and be supported on either side by a structure covered or composed of synthetic stone. This stone would provide the new surface at both sides of the entryway up to the floor level of the second level. Openings in the stone columns would create a window appearance, although at this location they would simply be openings. An idea of incorporating some lighting in these openings was briefly discussed. Similar columns added at the new wall of the expanded lobby area would duplicate the window appearance, with glass at those locations. Joe suggested that carrying the same wooden lintel idea to the wall surrounding and above the garage door could tie that concept together at more than one location.

Gable Roof Structural Information:

Joe explained that he met onsite with representatives from Monroe-Newall the structural engineer. Investigation into how to support the new gable roof areas with

required snow loads was looked at. Joe explained that a steel channel could be installed from the shear walls spanning the balcony areas to support the new roof structures. While very technical in exactly how this would create the required support, the board appreciated Joe's explanation and encouraged further study to make the gable roof structures possible over the balconies.

The board thanked Joe for his work to date and endorsed the concepts and ideas being presented. They asked him to make certain we keep on track to meet deadlines required to have a complete package, with anticipated costs, available for the annual meeting during Labor Day weekend.

Tom volunteered to provide Joe with some slides he has, documenting the construction of the Lodge complex when built back in 1979. Joe welcomed the offer to assist in knowing exactly how the complex went together.

Both Courney and Joe left the meeting at this point.

Other Business:

Tom asked the board for their guidance in a request from Corky McDonald, the resident manager. Corky asked if the association would allow 5 vans from Team Summit (county ski racing team) to be parked in the Lodge parking lot for the next couple of months. Currently parked at Summit High School, they have experienced some vandalism. The board was sympathetic to the situation and expressed willingness to help out on a very short term basis. A motion was made to allow the vans to be parked at the Lodge during the next several weeks since it was so slow. The vans must be removed by May 25th. Voting on the motion resulted in 3 board members voting in favor and 1 opposed.

Next Meeting:

The next meeting will be held at 6 PM, mountain daylight time on May 2, 2006.

Adjournment:

There being no further business the meeting was adjourned at 7:35 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Gary Sodahl, President