

THE LODGE AT COPPER CONDOMINIUMS
BOARD OF DIRECTOR'S MEETING
MINUTES
AUGUST 1, 2006

CALL TO ORDER:

The meeting was called to order by Gary Sodahl, president, at 6:10 PM per the previously established schedule for this meeting.

BOARD PARTICIPANTS:

Gary Sodahl
Diane Mayer
June Simpson
Courtney Haynes
Mark Roffman

OTHERS:

Joe Ward – Architect
Tom Malmgren

AGENDA:

Gary recapped the agenda he forwarded to all board members earlier and started out with discussion of the lobby design. The board will look at fine tuning this area as we proceed with final decisions about whether or not new lockers are part of the project.

Locks on Doors:

Much discussion occurred regarding the pros and cons of a new uniform electronic lock system for the entire complex. The result of the discussion was to consider key pad type of locks on the common entry doors. These codes could be changed periodically to increase their effectiveness. The more the board talked about the electronic lock system, especially if it was the Ving Lock system in other Copper Mountain buildings, the less the board felt comfortable heading in that direction. Concern over being at the mercy of Copper Mountain, Inc. to have to create the electronic cards was the major concern.

Laundry Ceiling:

All agreed that the laundry area ceiling needed to be included in the hallway renovation work.

ARCHITECT UPDATE:

Joe Ward provided a detailed update of his investigation and interaction with agencies that we must seek approvals. A copy of Joe's report is attached and provides an excellent recap of his work. The board thanked Joe for this update outlining another reason why we engaged Joe to help us through this process.

Stone costs:

Joe reported that he did follow up with Travis Construction after the previous meeting to confirm the costs of natural stone vs. cut stone. The costs of each are very close to the same.

Television Cable Re-wiring:

Joe met with the Metro District Cable manager to discuss necessary upgrades and replacement of wiring necessary as part of the renovation project. The board briefly discussed this could be an opportunity to install additional TV outlets in individual units to accommodate both TV and internet service. The District brings their signal to the amplifier in the complex and the distribution system throughout the complex is the association's responsibility.

Final Bid Numbers:

Phil Travis has committed to have information to the board by the 11th of August for review of final bid numbers. With the goal of mailing out the package to each owner by the 18th of August the board scheduled the next meeting for August 14th at 6:30 PM to make final decisions.

Funding Plan:

The board discussed the desired method of obligations by each owner to fund their respective obligation for this renovation project. After considering all alternatives June moved that it will be up to each individual owner to fund their proportionate share of the expense for the renovation project. The collection of funds will be spread into two separate payments, the dates of which will be determined after the board finalized the contract and schedule with the contractor. This motion was seconded by Mark Roffman and passed unanimously.

Color Options:

Joe will finalize color suggestions to the board members in the next several days and forward several options.

Preliminary Letter:

It was suggested that a letter to the membership be sent early next week recapping the status of all the work completed in the planning stages of this renovation project. The letter will include an update to the owners including notification that the package will be in the mail to everyone by the week of the 21st of August. Mark volunteered to draft the letter and circulate it to the other board members for editing.

Gary stated that he will initiate work on a letter to accompany the final package that will be mailed to all members.

ADJOURNEMENT:

There being no further business the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Accepted,

Thomas J Malmgren, Managing Agent

Gary Sodahl, President

Date: Mon, 31 Jul 2006 13:58:56 -0600

From: "Joseph S. Ward" joewardarch@qwest.net

To: 'Gary / Vickie Sodahl' <gsodahl@yahoo.com>
CC: "Courtney Haynes" <chaynes@ranelson.com>, "Tom Malmgren"
<tjmalmgren@netscape.net>, "Diane Mayer" <djmayer3@att.net>, "Mark
Roffman" <mroffski@aol.com>, "June Simpson" <junesimpson@alltel.net>,
philt@travisconstruction.us

Subject: Lodge at Copper - Agency Issues/Follow-up

Gary (et. al.),

Earlier today I met with the Summit County Planning Department, the cable representative with the Copper Mountain Metro District, and the Copper Mountain Fire Department. Last Friday, I talked with the president of CMPACC. All in all – these meetings went well.

Summit County Planning Department:

- Kristin, the planner that handles most of the work at Copper Mountain was out sick; however, I was able to meet with another planner. He reviewed the project with the Planning Director to get his interpretation.
- The proposed addition is small enough that they will classify the project as a minor renovation which is a staff review in lieu of going before the County's Planning Commission. This means that the process is shorter and will cost less.

Copper Mountain Metro District:

- I met with Dave Arneson with the Metro District.
- We discussed cable (coaxial cable for TV) for the new building.
- The cable is old and in poor repair (lots of water issues) – we will need to replace the cable. In the end, it is probably cheaper to do this anyway. To remove, store and replace would have required more labor than working from new reels.
- Conceptually, he thinks that running everything from the garage level would be the best idea. There would be one vertical chase up each section of siding on the north and south elevations or (3) chases – (1) between each group of balconies. In addition, there would be (1) vertical chase up each of east and west elevations for a total of (8) vertical chases. From these chases, cable would run horizontally under the new siding to individual units. One idea would be to run under the horizontal flashing that would be installed between the vertical sections of siding material as they stack. This approach will probably work well with Travis's staging schedule – since each section should correspond with their scaffolding scheme.
- I left him with elevations and plans and he will do some more work related to layout and send back to me.

- Right now the cabling runs all over the outside of the building. It is likely that work on one section of the building will interfere with service on other parts of the building. Dave said that he would be willing, coordinating with contractor and HOA, to provide temporary service up the building to balconies if this is the case. Unit owners would need to run the cable through their sliding doors on a temporary basis.

Phil, Dave is meeting with a vow voltage installer this Thursday who he thinks would be a good contractor to use. Dave's number is (970) 968-2537.

Copper Mountain Fire Department:

- I met with the Fire Marshall, Steve Boule.
- We started by reviewed the existing building. For those who need an update:
 - a. The garage level has a dry sprinkler system served by a fire department connection near the stairwell door on the north elevation.
 - b. There is a second fire department connection that serves dry standpipes in each stairwell. This standpipe serves (2) hose boxes on each level as well as (1) connection in the stairwell of each floor. The hoses have been removed from the boxes and they now house the fire extinguishers.
- Since none of the units are being touched as part of this project, they will not require the corridors to be sprinkled.
- He does not see any issues moving the (2) fire department connections (they occur below the boiler duct) out when we enclose the boiler duct on the north elevation.
- We can simply move the alarm bell at this same location out to the new wall.
- He would like the knox box (fire department keybox) moved to the end of the wall that I had relocated it to in lieu of the middle of the wall where I showed it.
- He asked that the fire alarm sensors on the residential corridors he added the plans (for the set that will be submitted to him later this fall). He reiterated that the existing fire alarms need to be covered in work areas each morning and removed at night.
- There needs to be a fire alarm sensor added to the ski storage room if that alternate is selected.

CMPACC (Copper Mountain Planning and Architecture Control Committee) and Planning Process:

- Last Friday, I put a call into Peter Siegel, the president of the CMPACC committee to confirm assumptions about their process. It is as we have discussed a couple times.
 - a. JWA can present design to the CMPACC for preliminary design review at any point. I would propose doing this soon after the Labor Day meeting, using the graphics that are put together for the Labor Day meeting.
 - b. Project is presented to the HOA – HOA approves to go forward.
 - c. President of HOA writes a letter stating that the HOA has approved the design.

- d. For the final submittal, JWA submits plans, elevations & material board information to CMPACC, one week before their meeting. Meetings are the 3rd Wednesday of the month.
 - e. JWA attends meeting and makes presentation.
 - f. Upon approval, CMPACC writes a letter of support that is submitted (with plans, elevations & material boards) to the Summit County Planning Department for their review/approval.
- To get through all of the these steps, the Permit/Construction set needs to be finished, issued and submitted just after the first of the year.

Joseph S. Ward, AIA
P.O. Box 24146
Silverthorne, CO 80497
970-389-4610 phone
970-468-9315 fax
joewardarch@qwest.net