

THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
FEBRUARY 21, 2006

The meeting was called to order by president, Gary Sodahl, at 6:05 PM per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Gary Sodahl
June Simpson
Diane Mayer
Mark Roffman
Courtney Haynes

Others:

Tom Malmgren

Gary outlined the agenda to be followed:

Data Analysis
How to respond to various e-mail being circulated
Next Step(s) to be followed

Gary stated the there are only two owners the board has not been able to discuss the proposal with. We have been unable to reach the owners of unit 201. The board has spoken with the owner of 304, but only briefly due to her recent hospital stay. Gary stated that we are receiving a cross section of opinions.

He outlined that the recap of responses yielded the following:

	YES	NO	UNCERTAIN
Support Exterior Renovations:	89%	4%	7%
Support Interior Renovations:	56%	13%	31%
Lobby Concept/Improvements:	42%	29%	29%
Support \$50 K Architectural Fees: Includes: Planning/Engineering	73%	21%	6%

The board discussed that from the first letter to present there have been some owners expressing slightly different opinions. The dollar cost concern obviously is the major consideration of everyone. Opinions differ on what the scope of work should include. A few owners feel the bare necessities only should be done.

Gary suggested that the board could possibly put a maximum dollar ceiling on the table and see what it will buy. June questioned how we would determine that amount. It was discussed that we do have some guidelines from the preliminary estimates and we need to listen to the ownership, set a ceiling amount and seek reaction.

Mark stated he thinks we should prioritize the work and phase it over a couple of years.

Gary reported that based upon conversations with Joe Ward, the architect, if we deleted the Lobby from consideration the architectural/engineering fees would be approximately \$30,000 vs. the prior estimate of \$50,000.

The board discussed the percentages outlined for the various components and agreed that the Lobby portion of the project should be deleted for the current planning. The membership has spoken and the board has listened.

Discussion followed with Mark making a formal motion to remove the Lobby Design from the renovation plan, but continue to strive to enhance the existing entryway as part of the interior part of the plan. This motion was seconded by Courtney and passed unanimously.

June move that the board seek approval from the membership for architectural/engineering fees for the exterior and interior renovation in an amount not to exceed \$30,000. Diane seconded the motion which passed unanimously.

The board stressed that there is much more to the required planning than most realize. The fees required to get to the next step include architectural design, railing designs (that will meet code and structural requirements), going through the regulatory approvals, assisting us in evaluating and selecting materials and long term maintenance considerations. The board will conduct future work sessions, working with the architect to select materials and develop cost trade-off options. With the removal of the Lobby from the plans, it should now be possible to keep the renovation costs under \$1M, and the Board will work with the architect to insure that this limit is not exceeded.

Next Steps:

The board discussed plans to send out the next communication to the owners and what needs to be included. A pre-addressed, return post card will accompany the third letter asking owners to vote, authorizing up to \$30,000 of association reserve funds. The funds will be to proceed with the Architectural/Engineering of the Exterior and Interior Renovations. Follow up calls after the mailing of this next letter will be carried out by the board members. A deadline for return of the post card/vote will be included.

Diane volunteered to draft the next letter and circulate a draft to all board members for comment and changes by this coming Friday. A goal was established to have the mailing ready to go out to the ownership by March 4. The association will send the letter out both by mail and electronically to every e-mail address we have available.

Gary agreed to work on the wording for the post card ballot.

Next Meeting:

The board established March 21, 2006 at 6 PM (Mountain Time) for the next meeting.

Adjournment:

There being no further business the meeting was adjourned at 7:20 PM

Respectfully submitted:

Accepted:

Thomas J Malmgren, Managing Agent

Gary Sodahl, President