

**LODGE AT COPPER  
CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
MARCH 27, 2006**

Call to Order:

Gary Sodahl, president, called the meeting to order at 6:00 PM. The meeting was conducted by telephone conference call.

Board Members Participating:

Gary Sodahl  
June Simpson  
Courtney Haynes  
Mark Roffman

Board Member Absent:

Diane Mayer

Others:

Joe Ward, Architect  
Tom Malmgren

Gary welcomed Joe Ward, our architect, and outlined that per the last meeting our objective tonight is to discuss with Joe all preliminary aspects of the project and to get moving toward having a package to present to the membership at the Labor Day homeowner's annual meeting.

Joe Ward expressed his enthusiasm to get started and explained the first steps will include bringing in a structural engineer to evaluate the feasibility and requirements involved with the roof gables and balcony railings. He indicated that preliminary discussion with the Planning and Building Departments of Summit County resulted in the project most likely requiring staff review and not full Planning Commission approvals. The idea of including insulation under the final exterior surfaces is a smart idea which will be a short payback to the ownership.

Gary opened the discussion on roof gables asking Joe to respond to concerns about limiting the amount of light entering the upper floor units. June had expressed concerns about this in the prior discussions. Joe explained that the balcony perimeters would remain completely open and the covering would limit a bit of natural light but considerations of making this impact as little as possible would be the focus. Limiting snow accumulation on the open balconies and diverting snow and water to the sides and off the building will be a big benefit. Additionally the gables will be the most significant element of the renovation on the exterior to improve the appearance of the complex and increase water/drainage management. All board members expressed comfort in the direction Joe is taking on the gables. It was discussed that a gable roof over the west end

of the building that is pretty much out of sight would be a low priority. Both owners with fifth level balconies conveyed the desire to keep these balconies open and uncovered.

Discussion of materials: Joe indicated that he would include in the bid specifications to contractors the requirement of a mock-up of samples and colors on sight to make certain everyone is OK with the colors, etc. In past projects (like Copper Junction) the smaller color samples looked great on the small sample boards but became disappointing once applied to the building. All express the desire for keeping long term maintenance expenses low when considering the exterior materials to be used.

Insulation: Joe stated that adding  $\frac{3}{4}$  insulation is a great idea and not a large cost when the skin of the building will be off to accommodate adding it. Consideration of thickness of window trim is affected, but this will be planned for. This should allow our complex to get up to about an R-19 insulation factor and eliminate some of the drafts experienced around electrical outlets, among other benefits.

Railings: Joe explained that the structural engineering company will look at the widths of the balconies and design required railing systems that comply with the code. He noted that code requires nothing wider than a 4 inch opening is allowed. The board told Joe that vertical vs. horizontal balcony ideas are preferred. Metal with some wood caps are preliminary thoughts. Open railings at all balconies are desired.

Front Entryway: Mark stated that the arrival experience at the building is important to the board to be improved upon. Joe understood this direction and will put together some of his ideas on how to improve the area. Discussion of raising the soffit/ceiling at the entry drive was supported as a good idea.

The board discussed with Joe the goal of frequent updates and interactions to move the process along. Joe suggested two week intervals between meetings at the initial stages. All felt that as complete a package as possible with firm bids should be our goal for the annual meeting presentation. Having the recommended contractor/bidder attending the annual meeting with Joe, to thoroughly explain the project to the membership will be our objective.

The board thanked Joe for his efforts to date and looked forward to working together through this process.

Next Meeting: Gary will poll all board members targeting the next phone conference call to be in the next 2 weeks.

Final comments: Joe stated that he likes the Hardi Board products but multiple products will be looked at to achieve the best mix. June suggested that a 'lodge' look should be our goal with the location and name of the building.

The board briefly discussed windows and suggested that all owners who have not changed out their original windows should plan on doing so through the renovation project. The board will seek bids from the contractor to accommodate this as a

consideration for owners wishing to accomplish window replacement. The board would like to require owners to change out the old windows, but would prefer voluntary compliance by the owners. Once the exterior of the building is finished the board may limit any changes that would affect the brand new surfaces.

Tom stated that he would attempt to do a survey of windows that are original so that we have an idea of how many we are talking about.

Adjournment: The meeting was adjourned at 7:15 PM

Respectfully submitted,

Accepted:

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President