

**THE LODGE AT COPPER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
MINUTES  
MAY 16, 2006**

Call to order:

Gary Sodahl, president called the meeting to order at 6:03 PM per the prearranged meeting time and date established at the prior board meeting.

Board Participants:

Gary Sodahl  
Diane Mayer  
June Simpson  
Courtney Haynes

Other Participants:

Joseph Ward, Architect  
Tom Malmgren

Gary noted that Mark Roffman was unable to participate in tonight's meeting.

Gary referenced the list of action items that he prepared after the last meeting and suggested using that list as the outline for this meeting.

Cost of Gables:

Not able to address prior to accessing attic area. Discussion ended with Tom committing to accommodate an access hole in a unit (402 likely) to view size of I beams and roof framing materials.

Relative Cost of Siding Materials:

Joe submitted a list of comparative materials.

Bidding Approaches:

A cost plus approach could work, but the downfall is you do not know the costs until the end of the project. While this could work out well, it does not allow the membership to know up front what the total amount will be. Gary suggested the board may be open to a variety of approaches. Joe indicated he would like some assistance from contractors up front to price certain items and to obtain some pricing from qualified contractors for general conditions. The board endorsed Joe's concept of requesting an RFQ/RFP from three or more general contractors to come up with the basic general conditions portion of the project.

Design Combinations for East End:

Gary asked Joe how he felt about this proposed gable roof over the east end. He indicated he likes the appearance as it ties together with the long side of the complex appearance. And, this location would be the least costly to build vs. those created as the roof areas over the balconies, as they are impacted by the location of chimney chases.

#### Alternative Railing Combinations for East Side:

The board endorsed the most recent concept that Joe put into the current plans and elevations. Having a solid railing except for the section directly above the garage door where an open railing is shown was liked by all.

#### Stairway (third section onto parking area):

The board likes what Joe has drawn but is this worth the potential expense it may cost? It could end up being a cost issue as to whether or not the full stairway concept is used or not. The board felt strongly that this area is of a higher priority since it is the main entrance of the complex. The idea of adding ski lockers (as considered in the larger lobby concept previously discounted) was raised as a possibility to consider. Joe will look into this and draw it in for the board to consider.

#### Pictures of Various Stone Finishes Around the Village:

Numerous examples of real stone, synthetic stone and cultured stone were presented and discussed via photos Joe provided. A Robinson Rock product of thin stone was also discussed.

#### Color Schemes:

The board offered several opinions regarding color concepts acknowledging that we need to start with some basic colors to begin working toward the full building finish. General comments leaned toward lighter colors with the stucco and darker complimentary colors. Joe listened intently to the comments and will propose options based upon his interpretation of board comments. K-3 and B-4 (samples labeled by Joe on color samples) were highlighted as attractive to several. Lighter and neutral colors were discussed as desirable.

#### Railings:

Joe asked for reaction to the initial concepts presented. The board agreed that more durable materials mix as the objective. Maintaining maximum views from the units is certainly a priority. Color accents will help to make the balcony railings stand out and become an element of the overall design of the complex. An east elevation will be used to show colors and design elements in a future elevation.

The hot tub deck will be an integral part of the overall building to match throughout.

#### Communication with the full membership:

Gary asked for opinions as to what should be sent out at present (if anything). It was discussed that until we have more definitive drawings and descriptions that it would be best to wait, even though tremendous progress is being made. Courtney volunteered to start a draft of a letter and the board will work to fine tune a final version. An update of progress will be reported in some form to the membership, although the minutes are posted on the website for all owners to read.

Gary raised the issue of controlled access to the complex and the resulting domino effect it would create. i.e. new lock system on all doors to coexist with a controlled entry lock system. And if one were to do so, it seems replacing the unit doors at the same time would be a given. This will be discussed more thoroughly at a later date.

Next Meeting:

The next meeting will be May 30, 2006 at 6 PM, Mountain time.

Adjournment:

The meeting was adjourned at 7:55 PM

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President