

**THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
MINUTES
MAY 2, 2006**

Call to order:

Gary Sodahl, president called the meeting to order at 6:15 PM per the prearranged meeting time and date established at the prior board meeting.

Board Participants:

Gary Sodahl
Mark Roffman
June Simpson
Courtney Haynes
Diane Mayer

Other Participants:

Joseph Ward, Architect
Tom Malmgren

Gary thanked all for being available for the meeting and turned the meeting over to Joe Ward to walk through the set of drawings that he sent out to all board members. His package included a series of elevation studies as well as an additional copy of the first floor covered entry area for reference.

Discussion points followed –

The board discussed vertical siding vs. horizontal siding. Stucco, stone and Hardi Plank siding was generally supported. Elevations that Joe Ward circulated were reviewed and discussed at length.

The board discussed the pros and cons of a gable on the east elevation of the complex. Ultimate cost will become the determining factor in helping the decision. Mark moved that no gable be installed on the east side. June seconded the motion. Discussion followed with cost issues discussed earlier. Gary suggested that we really need to look at the global picture and suggested all variables be considered. Mark agreed to withdraw the motion and ask the board to express general direction without eliminating any specific item. An opinion poll on the gable resulted in two board members favoring the gable and three not supporting it at the present time. Joe was asked to try and establish a ballpark number of what the gable would cost. Courtney expressed saving in one area may help determine a higher quality material to be used in other areas. She likes real stone vs. synthetic stone as an example.

Gary asked that we look at the new proposals at the arrival area. Joe had drawn some new ideas with open railings vs. the solid walls that exist. Pros and cons were discussed. No strong feelings were stated. Loss of snow sheltering and wind tunnel effect of the open balconies was stated. Possibly leaving only the middle area as open was suggested by the architect.

More lengthy discussion occurred regarding the pros and cons of real vs. synthetic stone.

Joe outlined that it would be very easy to specify real stone as a base option and ask contractors to bid the same thing with the most desirable synthetic stone. Possibly even being able to do this on a per unit basis can be presented to the membership.

Joe expressed his desire to try to establish more direction from the board on materials and at the next meeting moving toward some color schemes.

Summarizing the meeting Joe will bring to the next meeting multiple ideas for the gable areas, looking at stone walls at the entryway, and multiple materials for exterior surfaces.

Railing products (wood vs. metal) was discussed. Joe stated he is working with a metal design at present and the board continued to convey long term maintenance concerns as an objective.

Joe asked if the board wished to discuss a negotiated bid type approach with one contractor, working with several contractors to seek early association with a selected contractor or a true competitive bid approach to contractor selection. Joe agreed to bring an analysis of each approach to the next meeting with a recommendation.

Mark mentioned that we need to look at individual unit window upgrades as part of the overall concept. Tom will fulfill his commitment to do an inventory of current status by the next meeting.

Gary suggested that we communicate with the owners our progress and stated it would probably be appropriate after the next meeting to send out something.

Next Meeting:

May 16, 2006 at 6 PM mountain time will be the next conference call.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Gary Sodahl, President