

Lodge At Copper Condominium Association  
Board of Director's Meeting  
Minutes  
September 11, 2006

Call to order:

Gary Sodahl, president, called the meeting to order at 6:05 PM per the notice established at the prior meeting.

Board Members Participating:

Gary Sodahl  
June Simpson  
Diane Mayer  
Mark Roffman  
Courtney Haynes

Others:

Joe Ward, Architect  
Tom Malmgren

Agenda for tonight's meeting:

Gary stated that his tentative agenda included:

- 1) Review results of HOA annual meeting
- 2) Review current bid status
- 3) Discuss cost cutting options working with Joe Ward, Architect
- 4) Preparation of diagrams for owners
- 5) Preparation of model of gables
- 6) Discuss next step(s)

HOA Annual Meeting:

Gary stated that he felt the annual meeting presentation was received very well by the membership in attendance. Many new owners were present and enthusiastically supported the proposed renovation project. Several owners urged the board to not compromise the project due to expenditure concerns. If the potential extra expense achieves what the membership is seeking a higher budget may be justified. For example the discussion of extra ski storage locker space, while not part of the basic plan, was heavily supported to be included by the majority of the members at the meeting. The other board members present at the annual meeting agreed that the membership was very supportive of the progress being made.

Current Bid Status:

Gary reported that an e-mail received this afternoon from Phil Travis of Travis Construction shows some more progress with competitive bids coming in. The overall project cost is now at \$1,200,000 and we continue to work on subcontractors to sharpen their pencils to get down to the goal of \$1,000,000. Phil Travis did state at the annual meeting that he estimated the ability to get below \$1.1 million with the current scope of work would be tough to achieve. That still is the goal of the board, but the comments made at the annual meeting could alter that depending upon what the membership wants.

Cost Cutting Options:

The majority of the meeting was discussion of specific items that could be deleted from the scope of work to achieve cost savings. Fifteen different topics were discussed as proposed by Joe Ward, as possible alternative materials and/or methods to achieve

savings. No specific decisions were made by the board, awaiting updated bids showing what deletions or modifications could result in the most economical approach to the overall project. These items ranged from number and type of light fixtures to siding application types to potential deletion of as much exterior stone and stucco at some locations. Joe Ward will present these options to Travis Construction for pricing so that decisions can be made at a later date based upon full cost analysis.

Preparation of Drawings and Diagrams for the Homeowners:

Discussion regarding the appropriate timing to send out more descriptive materials to the membership resulted in the board delaying this for the next couple of weeks in hopes of having more definitive numbers to base the final scope of work to be proposed. While the board wants to provide as much detail to the membership as possible it was cautioned that sending out the current plan that may have to be altered in some significant manner might not be the best decision. Hoping to have more solid bids to match the proposed scope of work will result in a detailed mailing to the membership that will more closely describe the proposed project.

Preparation of a Model of the Gables:

Responding to the request of several owners at the annual meeting the board authorized Joe Ward to prepare a model of what the gables will look like, including creating a visual that will provide an idea of what impact the gables will have on light entering the units on the 4<sup>th</sup> floor. Once prepared this will be circulated for owner review and input.

Next Step(s):

The board agreed to meeting again via conference call on September 21, 2006 at 6 PM to review the results being asked of Joe and Travis Construction to price out the options discussed at tonight's meeting.

Joe will work with the structural engineer to see what options can be considered for the railing caps. This was another concern expressed by the membership at the annual meeting.

The board is excited that the membership responded positively at the annual meeting and wish to keep the momentum moving forward in a productive manner.

Adjournment:

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Accepted:

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President