

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

Call to Order:

Gary Sodahl, president, called the meeting to order at 6:04 PM per the pre-arranged date and time established at the last board meeting.

Board Members Participating

Gary Sodahl  
Diane Mayer  
June Simpson  
Courtney Haynes  
Mark Roffman

Other Participants:

Joe Ward - Architect  
Tom Malmgren

Gary updated the board that Phil Travis is making progress with bids, but they are still not complete. In trying to arrive at a final price for the renovation, there are three variables still to be addressed:

- 1) Bids from Phil's subcontractors – Reductions have been achieved on some, and Phil is still worked on others.
- 2) Cost reductions as outlined in the e-mail received from Joe Ward. Joe and Phil have been working on preliminary pricing of these items.
- 3) Design changes that we may be forced to consider including a) gables and b) front entry step area.

Gary suggested that the basic scope of work should include new entry doors for the units, use of real stone (based upon favorable cost estimates) and the ski lockers at the entry area. After brief discussion the entire board agreed that these should all be in the basic package and be part of the base bid.

The board then reviewed all Cost Reduction Items that Joe Ward had e-mailed to the board members prior to the meeting. A consensus was reached on all of the items, to guide Joe in preparing updated plans for bidding purposes. Joe will recap these items and circulate the results to the board after the meeting.

It is estimated that the Cost Reduction items will save about \$75,000, but we are still at about \$1,150,000 using a 3% contingency that Phil has built into his bid. The overall objective continues to be getting the total cost below the \$1,000,000 target established months ago. June Simpson agreed this is our goal, however, she reminded everyone that comments by several members at the annual meeting suggested not compromising the total project if the budget exceeds the \$1,000,000 cap by a reasonable amount.

If further cost reductions are not possible, then it may be necessary to make design changes. There are two areas to look at for significant reductions:

- 1) Entry way stair area - estimated to be about \$113,000
- 2) Gables – estimated to be about \$216,000.

Gary stated that the board needed to discuss the merits of whether these areas are truly options to consider or not.

The board discussed the importance of the entryway being the first impression of the complex, and all felt strongly that this was very important. Gary stated that the ski lockers might not work unless the entry steps are changed.

The general sense of the board was that the first cut to make, if design changes are required, would be the elimination of the gables. Discussion then followed on alternative ways to deal with the snow that freezes on the 4<sup>th</sup> floor balconies and runs down the side of the building when it melts. The option of additional gutters and heat cabling were discussed, but no decisions were reached.

The board feels that it is very important to move the decision process along, but until they obtain final pricing numbers for the renovation it is prudent to keep all options open. It was suggested that the entry way and gables be bid as separate items to allow decisions to be made later. The entry way area will be included in the base bid and will be looked at as a possible cost reduction option. The gables will not be included in the base bid and will be looked at as a possible cost increase option.

New railing designs were briefly discussed. Joe has worked with the structural engineer to come up with a design that has less visual impact to homeowners, while still meeting code. The new design will be incorporated into the updated bid specifications by Joe.

Next Meeting:

The next meeting will be on Monday, October 9, 2006 at 6:00 PM.

Adjournment:

There being no further discussion, the meeting was adjourned at 8:40 PM

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President