

**LODGE AT COPPER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
DECEMBER 4, 2007**

Call to Order:

Gary Sodahl, president, called the meeting to order at 6:10 PM.

Board Members Participating:

Gary Sodahl  
Mark Roffman  
Diane Mayer  
June Simpson

Board Member Absent:

Courtney St. John

Others:

Tom Malmgren

The first discussion item was the furniture selection that Courtney and Diane worked on last week. They met in Denver and worked with the showroom personnel to select the lobby furniture. Mark Roffman moved that the board endorse the furniture selection and thank Courtney and Diane for their effort. The motion was seconded and passed unanimously. Discussion of accent pieces to follow resulted in an understanding that Courtney would pick out a lamp or two and Diane reported that she was donating a signed print wall hanging.

The next item of discussion was adoption of rules and regulations to prohibit skis from the new hallways and individual condominium units. Gary reported that the new, framed Building rules have been installed at the front lobby area. After discussion the board unanimously supported the rule to keep skis and boards out of the building. The new ski lockers were part of the renovation to accommodate the capacity needs. Mark volunteered to draft a letter that will be sent to all owners announcing this policy. It was noted that the new lockers should be available for use within the next week or so.

New luggage carts were purchased for the building; however, they are slightly larger than then old ones. They are a bit cumbersome to maneuver in and out of the elevator and around the corners. The board unanimously supported finding another complex at Copper (hopefully) that could utilize and purchase these larger carts & we will purchase a smaller version. New carts will be obtained, but the larger version will be kept in use until others arrive.

The board discussed a Christmas bonus for Corky and Sheri McDonald, the resident managers. June moved and Diane seconded a motion to grant a \$600 (net to managers) Christmas bonus. The motion passed unanimously.

Brief discussion about the alarm monitoring company resulted in Tom committing to negotiate replacement of the existing company. He will keep the board advised of the progress.

Gary suggested that the board members look at several items when visiting the building over the next few months. He believes consideration for painting the stairway railings the same color as the newly painted door jambs would be a good plan. Also, the new metal gate at the dumpster area is a dark color that may look better if painted the same color as the surrounding siding areas.

The laminate for the interior of the elevator is not installed yet. This, along with the carpeting in the elevator should be completed soon. The new signage is also still an outstanding item, awaiting delivery of the signs.

Next Meeting:

The next meeting was scheduled for January 7, 2008. It will be a phone conference call.

Adjournment:

The meeting was adjourned at 7:00 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President