

THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
MEETING OF BOARD OF DIRECTORS
MINUTES
JANUARY 8, 2007

CALL TO ORDER:

Gary Sodahl, president, called the meeting to order at 6:00 P.M, per the notice distributed to all board members.

BOARD MEMBERS PARTICIPATING:

Gary Sodahl
Mark Roffman
Diane Mayer
June Simpson

OTHERS:

Joe Ward
Tom Malmgren

BOARD MEMBER ABSENT:

Courtney Haynes

AGENDA REVIEW:

Gary reviewed the agenda that he distributed to the board members via e-mail. There were no changes or additions suggested.

Topics Included Follow:

I) Travis Construction Contract: Gary reported that he had negotiated a final contract with Phil Travis of Travis Construction and that he had the attorney, who the board authorized at the last meeting, review it. Several modifications beneficial to the Association were recommended and agreed to. The only outstanding item is to confirm insurance coverage's with Travis' insurance agent. The cost for attorney review was \$750. \$1,000 had been budgeted/authorized.

II) Building Access During Construction: Gary reported that the Summit County Building Department dictates what can or can't be done regarding occupancy/access. Phil Travis will work with the Building Department officials to achieve the best situation possible. It appears that the permanent residents will be able to remain with many restrictions that will have to be followed. The second home/rental units will be off limits for the majority of the project, especially the interior corridor work. Protection from overhead work at entrances and exits will be required. Short term rentals will be prohibited by the Building Dept. It is hoped that access will be available by Homeowner's Weekend over Labor Day. Owners will be notified by letter of this information.

Gary reported that the Building Department will also be requiring a fence to be erected completely surrounding the complex during construction. This will be installed in a manner to comply with the requirement, but minimize access hassles for the permanent residents. Travis is working with the Building Department on this.

III) CMPACC Approval: The Copper Mountain Planning and Architectural

Control Committee (CMPACC) has received the plans and renderings as provided by Joe Ward. Their preliminary response suggested some modifications regarding colors and particularly urged a complimentary trim color around all windows. The board discussed at length the committee's input and agreed with the suggestions. In consideration of this decision, the board received an estimate from Travis Construction of a probable change order/price increase of about \$3,200. A formal motion was made by June Simpson that the suggested accent color around the window be approved and committed to in response to the CMPACC committee suggestion. Second by Mark Roffman and passed unanimously.

IV) Other Agency Approvals: Joe Ward explained that once CMPACC communicates their approval of the project, he will submit plans to the Summit County Planning Department for their approval and concurrently will assist Travis Construction to submit the plans to the Building Department seeking issuance of the building permit. The Planning Department approval is a staff level approval, not one that requires going through the Planning Commission, since no change in usage of space is requested.

V) Interior Design of Common Areas / Elevator: Gary outlined that many decisions need to be finalized regarding the interior design, including light fixture selection, carpet selection, wall finishes, wooden door & trim finishes and elevator finishes. After much discussion Diane Mayer moved that the board hire an interior decorator to work with Joe Ward, Travis Construction and the board to complete all interior design options. Joe Ward volunteered to put a memo together as a scope of work document. Selection of an interior decorator will be coordinated between the board and utilizing recommended individuals/companies supplied by Joe and others.

VI) Window Replacement Bids: Gary reported that he has received a bid from Travis Construction to install Pella Windows in units that have not had new windows previously installed. This will be an added cost for owners wishing to take advantage of this opportunity to upgrade their unit with high quality window offering, added insulating qualities and noise muffling. Gary will continue to work on the pricing with Travis. All board members agreed that this is something that they strongly encourage to be accomplished, but it will ultimately be up to each owner. Travis Construction will deal directly with each owner wishing to take advantage of this option. Gary reminded the board that approximately half of the building owners did replace their window several years ago and all of those owners have been extremely happy with the results. June Simpson asked that the board obtain the best pricing possible from Travis Construction and recommend all owners to take advantage of this one time, dollar savings opportunity. A letter communicating pricing to the owners will list all the positive factors for owners to consider and urge participation. Diane Mayer volunteered to draft a letter to notify the owners of the fact that the contract has been signed and what access challenges will be faced. June offered to assist with a paragraph or two describing the window upgrade options and the value of upgrading now.

VII) PUD Update: Tom reported that he missed a meeting of the SAG (Strategic Advisory Group) last Saturday. He was told that the Transfer of Development

Rights (TDR's) that Copper/Intrawest had thought was in place from a Silverthorne property will not be possible. Additionally, the physical count of units at Copper conducted by the Planning Department revealed 77 more units existing that previously thought. Thus, this reduces the number of future equivalent units available to be developed. With these recent changes, the status of the PUD Amendment submittal to Summit County is unknown.

VIII) Next Meeting Date / Time: The next board meeting was scheduled for January 29th, 2007 at 6 PM MST. Gary reminded everyone that we are about 100 days until construction starts with much left to do. Priorities will be the agency approvals and securing the services of a decorator.

ADJOURNMENT:

There being no further business the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Accepted,

Thomas J Malmgren, Managing Agent

Gary Sodahl, President