

THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
May 29, 2007

Call to order:

Gary Sodahl, president, called the meeting to order at 6:05 PM per the pre-arranged meeting time and date established at the last board meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Gary Sodahl
Mark Roffman
Courtney Haynes
Diane Mayer
June Simpson

Others:

Tom Malmgren

Project Update:

Gary reported that the superintendent on the project has stated that things are moving along very well and the work is on schedule. Change orders for unforeseen items are hopefully behind us now that everything is pretty much exposed. Fire stops (drywall barrier) between the hallway and the units on the top floor will be installed as per a requirement of the fire department. The board had earlier agreed this was to be completed as a change order. The 'lift' at the entry stairs and the entryway ceiling area will be two other change orders. The change orders are significant but should be manageable from a cost perspective.

Stone samples have yet to be installed. The first stone suggested by the contractor was dismissed as unacceptable by Tom Loos, the project superintendent. Hopefully a sample will be applied to the building within the next couple of weeks.

Exterior stucco color selection:

Gary Federal Expressed sample colors to all board members. While the straw vote leaned toward Soapstone, it was decided that Courtney will take the samples to the site and compare with other project colors and materials for a final recommendation. A decision was not required tonight but must be made soon. Ash was an alternative color with possibilities.

Elevator Laminates:

All agreed that Quilted Brass was the acceptable material.

Signage:

Discussion on signage resulted in a consensus that the unit number signs should be complimentary colors to the project and have only the unit number on it. Discussion of

how to identify the lock-off doors will be discussed later. The board unanimously felt that limiting the number and content of signage to an absolute minimum is desired. The sign in the elevator will try to be eliminated with the appropriate information conveyed by signage in the lobby area, outside the elevator. Discussion of door jamb colors followed with more dialog to occur after Courtney investigates existing conditions and makes recommendations.

Entry Lobby:

Courtney reported that she has just received the lobby samples and that she will create smaller samples to send to each board member for review. Brief discussion regarding long term furnishings of this area confirmed most board members felt free standing furniture would be preferred over built-in's.

Next Assessment:

Gary suggested that the next assessment, due to be mailed soon, be accompanied by an update letter with a little more direction and information than the first assessment mailing. Tom stated he had planned on drafting a letter, but he will pass it by the board for content, etc. prior to mailing it out. He also reported that Frank Pfeiffer in his office is in the process of putting together a link from the association website, to view photos of the renovation. He did not have an exact date this will be up and running.

Cable TV:

Mark reported that he did follow up with the Metro District regarding the objective of suspending cable television service and more importantly charges during the renovation. The District was unable to grant this request.

Next Meeting:

The next meeting was scheduled for June 11, 2007 at 6 PM, by conference call.

Adjournment:

The meeting was adjourned at 7:15 PM.

Respectfully submitted,

Accepted,

Thomas J Malmgren, Managing Agent

Gary Sodahl, President