

LODGE AT COPPER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
May 7, 2007

Call to order:

The meeting was called to order by Gary Sodahl, president, at 6:05 PM, per the pre-determined time and date established at the prior board meeting.

Board Members Participating:

Gary Sodahl  
Courtney Haynes  
Diane Mayer  
Mark Roffman  
June Simpson

Others:

Tom Malmgren

Agenda Review:

Gary Sodahl outlined the meeting topics to cover status of renovation, exterior color selection decisions, assessment status and interior design items.

Renovation status:

Gary reported that they are close to the final on the lift at the entryway, but are still waiting for the building department. The ceiling area of the entryway will be opened up soon.

Liz Biandi, the architect working with Joe Ward, has completed her first inspection which resulted in a positive report. Piping on the 4<sup>th</sup> floor hallway required more work than was anticipated but this was offset by other items not as involved. Siding on the exterior continues to be removed and the rewiring of the cable TV coax is just about complete.

Exterior Colors:

The exterior stucco color chart was discussed with four samples agreed upon to be obtained in larger sample form and distributed to the board. The four colors that will be considered are: Ash, Soap Stone, Ivory and Pueblo.

Assessments:

Tom reported that two owners were late in getting their assessment in, but all have made the required 50% payment as requested. One is paid in full. Regarding late fees for the owners who were late, the board will write a letter to those two owners stating that the late penalty will be waived, if and only if, the second and final payment is received when due. If not the 10% late fee will apply to their account. The final assessment will be due on July 2<sup>nd</sup>.

Interior Design:

Signage and samples able to be viewed on the sign company's website were discussed. Laminate for the interior of the elevator was discussed. Courtney committed to get samples to the board via e-mail. She will co-ordinate with Tom to view other elevator interiors in building at Copper.

Discussion of signage included a suggestion for making the Lodge a non-smoking building and a common sign requesting skis be stored only in the ski lockers and not in rooms

Signage and other samples are being gathered by Courtney for review.

POLA training:

Diane reported that she had attended the Copper Mountain Property Owners and Lessee's Association sponsored training session. This covered board member responsibility, CCIOA legislation that the association is obligated to follow, etc.

She indicated it was an eye opener and she was now much more educated about what a large responsibility being a board member actually is.

Gary stated that a sample of the stone should be installed on the building soon and urged those board members who live close to try and get to Copper to inspect this.

The board thanked Tom for the photos he forwarded and asked that they progress be monitored by photos and posted on the website if possible. Tom will work with Frank in his office who maintains the website.

Next Meeting:

The next meeting was scheduled for May 29, 2007 at 6 PM, MDT.

Adjournment:

The meeting was adjourned at 7:15 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President