

LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
September 17, 2007

Call to order:

Gary Sodahl, president, called the meeting to order at 6:03 PM. The meeting was conducted by telephone conference.

Board Members Participating:

Gary Sodahl
Diana Mayer
June Simpson
Mark Roffman
Courtney Haynes

Others:

Tom Malmgren

Topics discussed:

Entryway redesign: Updated information was distributed to all board members prior to the meeting. The board members concurred with the new design and authorized proceeding on that basis. Motion by Mark, seconded by Diane and passed unanimously. Copy of design attached to minutes.

Gutters: Installation of gutters has started. Old gutters are being used as much as possible. Possible change to be considered is the drain line across the header of the main entryway. It will be re-located to the forth floor deck.

Water coming off of the stream side of the complex via the gutter system was discussed with the potential of water and ice sheeting across the parking lot. Based upon past experience, it was determined that this is not a problem justifying a change order to install a more elaborate drainage system that would involve subsurface drainage. The board discussed this at length with concerns for safety, but felt past experience justified the decision to watch trends this coming winter to see if a future modification may be necessary or not.

Change orders and projected expenditures that may be considered prior to project completion were requested from Travis Construction. While the number was estimated to be \$30 to \$40 K due to "governmental mandated" items, "should do" items, and "optional" items, there are definite cost savings from other components that will come close to offsetting these expenditures.

Gary itemized numerous items which included painting all common area doors & all door jambs, wainscoting at the lobby area, new door hardware on common doors to match the unit entry doors, lighting at the new entryway and key pad locks at the entry doors and new ski locker room. Without exception, the board endorsed proceeding forward with these finish items to complete the renovation project right.

The board endorsed Gary's continued negotiations with Tom Loos and Travis Construction to finalize items required and make decisions to ensure timely completion of the project.

Gary conveyed to the board that he has had discussions with Tom Loos of Travis Construction that the absolute deadline for substantial completion of the project will not be extended past November 2. Liquidated damages, contained in the construction contract will be used if the agreed upon deadline date is not met. There appears to be no issues with Travis meeting this date and possibly even being completed with the project earlier.

Gary reported that he has found a source for new luggage racks that have a rubber bumper around the bottom that will be much better than the sharp sided luggage carts now at the Lodge. Estimated cost: \$350 each. The board endorsed obtaining these new carts by the start of ski season.

Next Meeting:

The next meeting was scheduled for October 1, 2007 at 6 PM mountain time via conference call.

Adjournment:

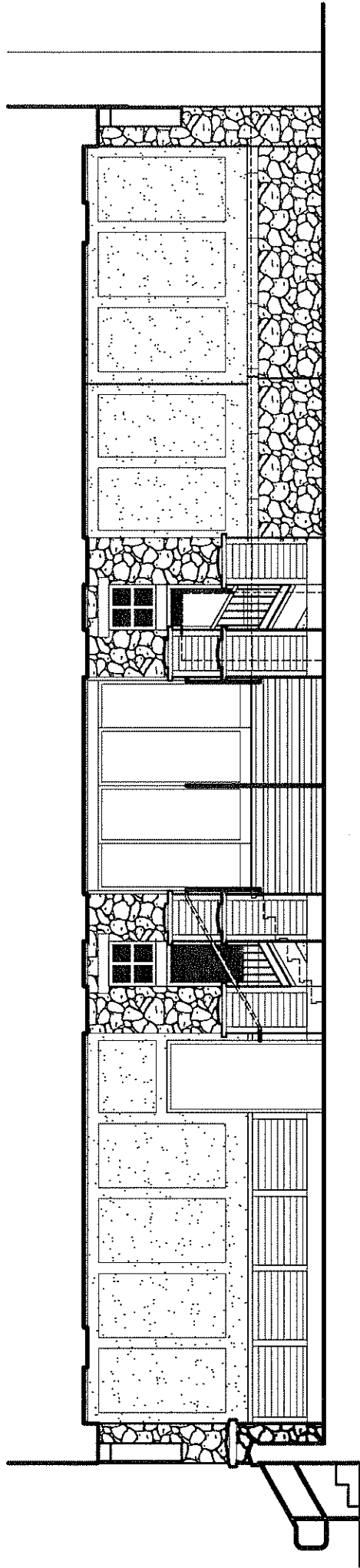
There being no further business the meeting was adjourned at 6:55 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

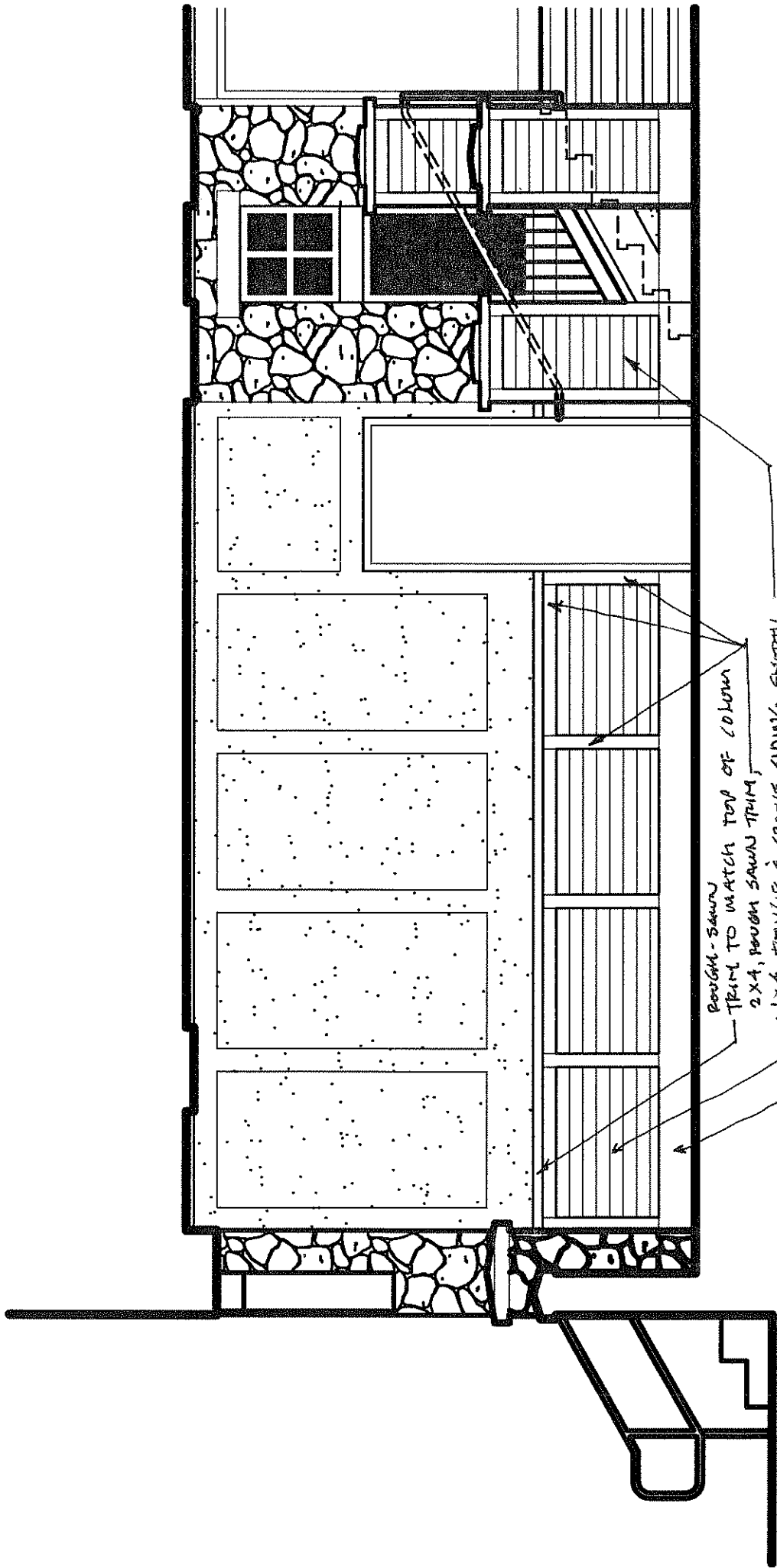
Gary Sodahl, President



9/13/07

ENTRY WAINSCOT PAINTWORKS - OVERALL

LOGGIE @ COPPER



TONGUE & GROOVE

ENTRY WAINSCOT REVISIONS - CLOSE-UP

9/13/07