

THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 8, 2008

Call to Order:

The meeting was called to order by Gary Sodahl, president, at 6:05 PM per the notice distributed to all board members.

Board Members Participating:

Gary Sodahl
Mark Roffman
Diane Mayer
Courtney Haynes-St. John
June Simpson

Others:

Tom Malmgren

Renovation Status:

Gary reported that he had been to Copper twice recently with the intention of meeting with Tom Loos and Phil Travis (Travis Construction). The contractor is extremely busy bidding on other upcoming work and thus a meeting was not possible. However, Tom Loos is scheduled to begin working on the punch list items as soon as the ski mountain closes (next week). Discussion regarding who from the Association could inspect and verify satisfactory completion of the work ended with Diane Mayer and Tom Malmgren agreeing to work together to accomplish this task.

Gary outlined that there is approximately \$50,000 outstanding and payable to the contractor per their invoices. He will be negotiating with them on several items that he feels should bring down this total.

Warranty items will be taken care of, according to Travis Construction, including but not limited to unit entry doors that have developed cracks.

Gary will forward to Diane and Tom the punch lists that the architect compiled, as well as a list that Gary put together. These will be the basis upon which they will inspect for satisfactory completion of the work.

Financial Update:

Gary referenced the financial statement that Tom recently e-mailed to the board in preparation for this meeting. Several questions were answered regarding costs associated with hot tub chemicals & repairs, garage heaters and newly installed garage lighting. Gary stated that the overall renovation project stands at approximately \$1,059,000, however, some of the expenses will be allocated to the reserve funds vs. the renovation. Two flat roof areas on the 5th level were replaced during the renovation, and they will be charged against the reserve fund.

Elevator Repairs:

Gary and the board expressed their disappointment about the condition of the laminate on the walls of the elevator car. Maid and luggage carts have scratched the bottom of the panels. Gary has Tom Loos working on an acceptable solution to replace

the soft laminate material with a more durable product. He stated that it is really impossible to place blame on anyone regarding the laminate selection, as it was a joint effort of the Association, the Contractor and the installer to attempt to meet fire ratings and select a desirable product. Tom Loos is contacting the company that did the installation for possible solutions. Gary feels strongly that Travis Construction and the installation company will work with us to resolve this challenge. He estimates that we may end up spending \$1,000. The board expressed that this should be treated as a priority and definitely must be completed by the end of August with a satisfactory material capable of withstanding the traffic.

Portico Floor Repairs:

Gary stated that the concrete surface at the entry area to the building is starting to look very bad and needs some attention. Tom was asked to look into potential alternatives that can be considered. He will do so and report back to the board.

Lawn Repair:

Gary, Corky McDonald (resident manager) and Tom have discussed the need to try and revive the lawn after last summer's construction impacts. As such a proposal from Neils Lunceford Landscaping was endorsed to aerate the turf and apply fertilizer by this same company twice during the upcoming summer.

Stairway Painting:

The board agreed that repainting of the stairways was a priority project for the upcoming slow period. Colors will keep the walls white, floors tan and railings the darker brown matching the doors. Corky will be hired to complete this task.

Lobby Furniture:

Gary reported that he had added a new bench to the lobby area during his last visit. June and Mark stated they were in Copper at the same time and agreed with the selection and placement. Gary outlined some disappointment with the appearance of the chair purchased for the lobby area as the cushion and back appears to have a worn look. Diane and Courtney stated they felt the chair looked fine, but Diane will be in Copper next weekend and will specifically inspect and report back to the other board members by e-mail her findings.

Bike Rack:

Gary reminded the board that we formerly had a home-made bike rack at the front entrance to the building that was removed in conjunction with the renovation. The need exists to replace it, and he suggested we purchase a bike rack. Tom stated that Peregrine recently purchased a bike rack that was obtained at a Home Depot (or similar store) in Denver that was quite economical. Freight is a big cost when ordering a rack, and possibly buying a bike rack in Denver and having someone from the building transport it would be a good idea. He will photograph the Peregrine rack and seek ideas and costs.

Back Entry Deck Status:

After discussion about the possible need to replace the back entry deck, the board agreed to table this topic until the snow melts, the deck can be inspected and a determination of need established.

Occupancy Concerns in Building:

The board discussed the sleeping capacity of rental units, and the impact on the building when units are marketed and rented to large groups. After a brisk discussion the board agreed that a letter to the membership expressing this concern, stressing the use of ski lockers, complying with parking rules and overall expected treatment of common areas of the complex would be a good idea. This message will be reinforced at the annual meeting.

Alarm Company Contract:

Now that the season is almost over, Gary asked Tom to follow through with attempting to terminate the existing alarm company contract and switch to a more local vendor.

Next Meeting:

The board agreed that the next meeting will be May 13, 2008 at 6 PM.

Adjournment:

There being no further business the meeting was adjourned at 7:35 PM

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Gary Sodahl, President