

LODGE AT COPPER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
FEBRUARY 26, 2008

Call to order:

Gary Sodahl, president, called the meeting to order at 6:07 PM, per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Gary Sodahl  
Mark Roffman  
Diane Mayer  
June Simpson

Board Member Absent:

Courtney Haynes St. John

Others:

Tom Malmgren

Unit 207 Remodel:

The owners of unit 207 submitted plans and information regarding their desire to modify the location of their fireplace and erect a wall in their living room. The board expressed gratitude to the owners for submitting their plans for review. All owners should do this regardless of how large or small their project. After discussion the board unanimously approved the remodel plans and directed Tom Malmgren to send a letter to the owners outlining the approval with conditions, including time of year for work to occur, hours of work, requirement of a building permit, daily clean up of the common areas, etc.

Development of rules and regulations for remodel work in units:

As a result of the owners of 207 submitting their plans for remodel work in their unit the board suggested that we develop a more formal set of guidelines for owners to follow and comply with. Tom volunteered to submit to the board some procedures and forms that other associations have in place, as examples. The board will work on this as a future objective.

Condition of Building/Ice Build up:

The next topic was a recap of damage that has occurred to the hallway walls opposite the elevator and the interior scratches to the new elevator walls. The board expressed frustration regarding the abuse and discussed different wall materials at the hallways and adding some 'bumper materials' to the elevator at the locations where scratches are occurring. Gary agreed to pursue warranty issues with the laminate material used for the elevator walls and to seek appropriate bumper products for consideration.

Ice build-up at certain locations was discussed in response to photos that Tom had e-mailed to the board recently. Discussion with Travis Construction is on-going about certain areas where water / ice appear to be developing between the fascia boards and the gutters. Gary will continue to discuss this with Travis.

Hot Tub Cover:

Tom reported that the hot tub cover is water logged and needs to be replaced. Corky, our resident manager has obtained a quote of \$450 to replace the cover. The board unanimously approved immediate replacement.

Financial Report:

The board reviewed and accepted the financial update submitted by Carbonate Property Management through the end of December. Several questions were asked, answered and discussed about the financial report. Gary stated that the association is in good financial condition.

Misc. Discussion about building:

Gary asked about several topics discussed at prior board meetings, seeking updates.

The automatic door at the entrance seems to be operating without problems. All who have been at the complex were satisfied with the door being locked at all times and people using the combination pad to access the complex.

It appears that the effort to limit skis in the hallways is working better. Fewer and fewer guests are bringing skis into the hallways.

The possibility of adding a ski rack next to the new ski locker room continues on the action list, although the board did not feel this was a big issue at present. Discussion regarding by whom and how much the new lockers are being used followed. Carbonate Property Management has the keys to these lockers for owners to pick up if they have not received them yet.

Mark expressed that he is happy with the looks of the building, but that we should be planning to paint the stairways again this spring. Color selection should be in the lighter tones, based upon our past experience. The railings should be considered for painting as well. Touching up the door jamb areas of the elevator entrance will need to be added to the list.

Remodel Expenditures:

Gary submitted a recap of the renovation project expenditures, noting that we have not paid the final bills including the retainage. At present it appears that we are about \$21,000 over the budget; however, Gary is still negotiating several items with Travis Construction and he hopes to end up very close to the original budget. The amount still owed to the contractor is about \$52,000. He will require final lien waivers be received prior to final payment. As part of this discussion, Gary also supplied a recap of the change orders that were involved with the project. The total number equaled 35.

Next Meeting:

The next meeting was scheduled for April 8, 2008 at 6 PM.

Adjournment:

There being no further business the meeting adjourned at 7: 20 PM.

Respectfully submitted:

Accepted:

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Thomas J. Malmgren, Managing Agent

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Gary Sodahl, President