

**THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JANUARY 7, 2008**

Call to order: The meeting was called to order by president, Gary Sodahl, at 6:05 PM per the previously agreed upon time and date. The meeting was held by telephone conference call.

Board Participants:

Gary Sodahl
Diane Mayer
June Simpson
Mark Roffman

Board Member Absent:

Courtney Haynes-St. John

Others:

Tom Malmgren

Renovation project update:

Gary reported that the new signs are on order and should be installed by mid-February. The elevator panels are scheduled to be resurfaced by the end of next week. Punch list items are slowly being addressed but many will not be possible to take care of until spring when the weather allows. The board will review the punch list items with Travis Construction and ultimately sign off on them, as they are satisfactorily completed.

Lobby:

The new lobby door has had some operational problems but we seem to be getting the bugs out and a new part is on order from the door supplier. This will be replaced as soon as it is received.

The board discussed whether it would be desirable to have the door open automatically during the daytime hours and require the key pad to operate at night. This was tabled to see how it is received by owners and guests. It will continue to require key pad operation until any board action to change this.

Diane noted that it would be desirable to have some additional wall hangings in the lobby eventually. Also, the need for a trash can was noted.

New Ski Lockers:

The new ski lockers are now operational and Carbonate Property Management has ski locker keys. Tom noted that only two keys were provided and he has placed one on a file copy ring to insure we always have a key to each locker. He has provided the second key to owners/property managers and has key blanks on order to be able to make additional keys. The board will take action to try and encourage use of the new lockers and continues to ask everyone to abide by the policy of NO SKIS/BOARDS in the building hallways. Management was instructed to place a temporary sign on the front door stating NO SKIS in building – USE SKI LOCKERS. Signage on the new ski locker room is also needed and in process.

Ski Racks Near/At New Ski Locker Room:

The board discussed options to address the need for a ski rack (or racks) at the area on the hot tub deck where people place skis when coming back to the building for lunch and adjacent to the new ski locker room. The desire to keep skis from damaging the new stucco wall needs to be addressed. Gary is working with Tom Loos of Travis Construction on this.

Common Area Compliance:

The board wants to remind all owners that no changes to common areas (hallways – balconies – etc.) are allowed without board authorization. The desire to maintain uniformity of the new Lodge is very important. A reminder from prior communications from the board: NO SMOKING SIGNS are not allowed on the exterior of the units, but need to go inside the units. Lock-boxes need to be installed per the boards' required guidelines.

Hot Tub:

Corky McDonald is going to install a hand rail adjacent to the hot tub to assist people getting in and out of the hot tub. This is a safety issue. Management is also looking at solutions to the ice build-up next to the hot tub. A mat of some sort was encouraged by the board.

Service Agreements:

Tom reported that he has not made any progress in changing the security company. He will place this on a priority list and address as soon as possible. With the challenges that we have encountered with the lobby door, discussion regarding a possible service agreement to maintain this new door occurred. Tom will seek information from some of Copper Mountain Property Management buildings, as to their experience with similar installations.

Care and Respect of Newly Updated Building:

Brief discussion occurred regarding some abuses of the newly finished common areas of the complex and frustration with some guests' attitudes of not being as careful as we would like to see. This is an on-going topic needing all owners' assistance to encourage higher standards of behavior and care of the facilities.

Luggage Carts:

Gary reported that he has not found any acceptable alternatives to the new luggage carts. Other board members responded that they felt the new carts were fine, as long as care is taken in moving them around. Options will be considered, but this does not seem to be as big a problem as was anticipated.

Next Meeting:

The next meeting was scheduled for February 4, 2008 at 6 PM.

Adjournment:

The meeting was adjourned at 7:10 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Gary Sodahl, President