

THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
October 14, 2008

Call to order:

Diane Mayer, president, called the meeting to order at 6:02 pm, per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Diane Mayer
Gary Sodahl
Linda Minson
Burke Munger
Mark Roffman

Others:

Tom Malmgren

Approval of prior board meeting minutes:

Diane noted that the minutes of the prior meeting of the new board held on August 30, 2008 were received by her and looked fine. The other board members will approve them at the next meeting, if acceptable to all.

Agenda Items:

1) Projects: Elevator surface protection – fire door at garage level – concrete resurfacing at the portico.

Discussion regarding ideas to protect the bottom of the new elevator panels from cart damage (luggage and maid carts) ended in Burke volunteering to make some minor repairs to the existing surface, prior to ski season and to investigate the estimated cost involved to install some metal (brass, stainless, etc.) plates at the vulnerable areas to protect them. All agreed this is a long-term project that does not necessarily require immediate action. Burke will report back his findings for final board consideration.

The fire door at the garage level, between the garage and the elevator entry area is something that has been requested by the Copper Mountain Fire Marshall. No deadline was set, however the association needs to work toward compliance. The Fire Marshall was sympathetic regarding cost and the fact that this was overlooked during the renovation. Tom volunteered to seek bids from several contractors to obtain estimated costs involved. In addition to the door itself, the fire alarm system allowing the door to be in an open position with the magnetic sensor (like hallway doors) would be part of this project. Gary outlined that he had taken photos and measurements during the Labor Day Weekend. He recapped his concept of how this installation should be approached. After bids are obtained Tom will report back to the board.

The concrete deck at the entry to the building is rather unsightly and last summer several ideas and bids were obtained to re-surface this area. Gary reported that a commercial garage floor type approach was looked at with a bid in the \$7,000 range. One concern he voiced was the possibility of this being more slippery than the bare concrete. The board acknowledged that this is really an appearance issue not a structural

or waterproofing matter. Knowing nothing can be done until warm weather months, the board tabled this matter until a later date.

2) Ski Passes: Diane outlined that the board members have received one complementary season ski pass, per board member, in past years. Tom reported that the same program is anticipated for this coming season. Additionally, in past years the association has provided a season pass to the managers. The board asked if both Corky and Sherri wanted passes. Tom felt the answer was yes, but he will confirm with them. Mark moved that the association purchase season passes for the managers after confirming their need. Burke seconded the motion which passed unanimously.

3) Gutters and leak issues: Diane asked Tom to explain what the issues were concerning the gutters installed last year and the status of corrective measures. Tom explained that last winter we observed ice between the gutters and the fascia board at the roof edge in several locations. He has interacted with Tom Loos of Travis Construction, suggesting a water test which has been completed. This exposed several areas of concern which Tom Loos is working with the gutter installation company to resolve. The board authorized Diane to write a letter to Travis Construction requesting what is being done, when it will be completed and urging immediate measures to correct since winter is very near.

4) Request from family who has unit 307 The Lodge under contract to complete renovation of the unit during November and the first two weeks of December: Tom outlined that the purchase contract for unit 307 contains a contingency that the board allow renovation of the unit to occur this fall. After discussion, the board authorized this request; however, Diane will send a letter to the purchasers outlining the expectations of the board regarding requirement of appropriate building permit(s), clean up and cleanliness requirements, minimizing impacts to other owners and guests, etc. The board stressed that once the busy Christmas Holiday occupancies begin, construction activities need to be curtailed.

As a follow up to this discussion the board will look at rules and regulations to more fully outline the board's expectations regarding timing of renovation projects and necessary policies to be followed.

5) As a follow up to the annual meeting and discussion with Gary Rodgers, president of Copper Mountain Resort, Diane will write a letter to Gary requesting that the Lodge owners be fully informed and be involved with the planning of the adjacent development site. Gary stated that much work and interaction will occur prior to any building start and the Lodge wants to reinforce that this occur.

6) Tom e-mailed all board members a financial update the day before the meeting. In review, it was noted that the gas and electric line item was approximately \$3,000 higher this quarter than a year ago. Tom's initial response was the building was not open and operational last year during the similar timeframe. However, with utility rates predicted to increase this coming winter all measures possible to conserve energy need to be implemented. Tom will stress this with the resident managers and others.

7) As a follow up to the annual meeting Diane raised the issue of whether the association should invest in an audit or not. Tom volunteered to seek bids from CPA firms to see what the cost would be. He will report back to the board and a decision will be made after that information is available.

8) Linda inquired if the HOA had ever looked into installing a 'building wide' internet access system. Discussion followed about the wireless systems that Copper Mountain has had installed in several of the newer complexes. Tom also recapped the availability of internet service over the cable television system. The cost is about \$24 per month after an investment in a modem of about \$75 and installation of another \$50 - \$100. Linda thanked everyone for updating her on the options. The board felt this is up to each individual owner to obtain the service if they wanted it.

9) Christmas Bonus for Managers: Since the next meeting will be after the holidays the board voted to grant a Christmas bonus to Corky and Sherri of \$650 (net to managers). Motion by Gary, second by Mark and passed unanimously.

Next Meeting: The board agreed to look at their respective calendars and e-mail Diane with available dates for the next board meeting. The intent is to have the next meeting after the first of the year.

Adjournment: There being no further business, Linda moved for adjournment at 7:20 pm, seconded by Burke and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Diane Mayer, President