

The Lodge At Copper Condominium Association  
Board of Director's Meeting  
Minutes  
April 28, 2009

Call to order:

The meeting was called to order at 6:30 PM by Diane Mayer, president, per the pre-determined time established by the board. The meeting was conducted by telephone conference call.

Board Members Participating:

Diane Mayer  
Gary Sodahl  
Mark Roffman  
Burke Munger  
Linda Minson

Others:

Tom Malmgren

Approval of Prior Meeting Minutes:

The minutes of the October 14, 2008 board meeting were approved as written and distributed. Motion by Gary Sodahl, seconded by Mark Roffman and passed unanimously.

Financial Update:

Tom Malmgren provided all board members an updated financial statement prior to the meeting. Additionally, Tom e-mailed a copy of the June 30, 2008 compilation report prepared by McMahan and Associates, CPA, to all board members. It was noted that the elevator expense is over budget. The board instructed Tom to confirm the accuracy of all elevator invoices. The financial report was accepted and approved by the board.

Manager's Update:

Tom reported that the building was in good condition after the recently ended ski season. Touch up painting will be accomplished by Corky. Tom thanked Gary Sodahl for his work when at Copper during March. Gary often is observed doing touch up painting and other tasks around the complex. A new hot tub cover was necessary due to the old one being water logged. The new cover has been acquired and is at the complex. The heat tape failure above the southeast corner of the building will be addressed this summer. The bids to repair it during the winter were very high and thus we made it through without any major problems. The problem of ice forming between the gutters and fascia board on the north side of the complex will be investigated further. Travis Construction contends that this is a roof problem, not a gutter installation problem. Tom will ask Roofing Services to inspect this and provide guidance. We are in clean up mode as the snow melts. Carpet cleaning of the common hallways is being scheduled. Chimney sweeping for the wood burning fireplaces has been scheduled for early May. The board inquired why the association should pay for inspection and cleaning of the wood burning fireplaces, since only three remain. Everyone else has converted to gas, as

was the objective when gas lines were run to all units. **After discussion, Mark Roffman moved that effective 2010, any wood burning fireplace inspection and cleaning will be billed to the individual owner. The association will no longer pay this expense. This motion was seconded by Linda Minson and passed unanimously.** A bid is in process for seal coating the asphalt drive and parking areas. There is an area of the ceiling in the dumpster enclosure that needs to have the drywall replaced. Corky is addressing this as well as the water source causing the problem.

#### Summer Projects for consideration:

The front entry drive concrete surface remains on the list to study alternatives for consideration. Concerns about coating this area to improve the appearance but not make it too slippery are a challenge. Diane has a concrete contractor working on her home who will look at this area and offer recommendations.

Tom reported that he is not aware of any individual unit renovations planned for this spring/summer other than unit 307. The board approved that renovation last fall but the owner delayed most of the scheduled work until this spring.

The fire door requested by the fire department at the garage level, to buffer the elevator entry from the garage, is still on the list. However, in communication with Tom Loos of Travis Construction there is a possibility of the requirement for this door being modified. Tom M. will follow up with the fire department on this topic.

The elevator panels that continue to be damaged with luggage and maid carts. Tom volunteered to see if he can get the ThyssenKrupp Elevator representative back to look at our situation and offer suggestions. Burke Munger has been assisting in looking into ideas and both Tom and Burke will get together with the elevator representative as soon as possible. The board requested that this be a priority project and that it be completed no later than Labor Day weekend.

The board asked management to change the key pad codes on all doors, for rental guests' use. The owner codes will remain the same. Once changes have been made a notice will be circulated to all parties.

A brief discussion occurred regarding wireless internet options. It was concluded that individual owners should arrange for internet service on their own. The Copper Mountain Consolidated Metropolitan District provides service over the cable TV system. A modem is installed for a hard wire connection, but a wireless router can be added to create a wireless system within each condominium unit. Creating a password to make it secure can be done. For rental properties, providing the password to guests has worked well.

#### Old Business:

Consideration of having an audit conducted was suggested at the annual meeting. Tom just received a proposal from McMahan and Associates, CPA's, to carry out an audit at the end of our current fiscal year. The cost estimate was from \$5,750 to 6,950. After discussion, the board agreed that the cost was very high and there is no reason to believe an audit is necessary. The Treasurer of the Association is encouraged to periodically review the accounting procedures and paid invoices to maintain a check and balance of accounting practices.

Development of the site adjacent to the Lodge does not appear to be planned in the near future by Copper Mountain. The economic conditions prevailing are not conducive to much development at all. The board will keep in close contact with Copper officials once any planning begins for this site. Tom will monitor this for the board.

Tom reported that recent interaction with the alarm company servicing the complex has improved and that they now have a service technician living in Summit County. Thus, he recommended continuing to use this company. The board agreed.

New Business:

Linda expressed concern that in early April she observed youngsters constructing jumps, made out of snow, near the building and using them. She was concerned about the liability that such activity might expose to our association and the fact that it was also dangerous for owners and guests skiing back to the building. Tom recommended that both he and Corky be advised if such activity is observed and they will deal with it.

Next Meeting:

In scheduling the next board meeting it was noted that the 2009-10 fiscal year budget will need to be approved in late June. Thus, June 18, 2009 was selected for the next board meeting. Tom will work on a proposed budget and circulate it to the board prior to that date.

Adjournment:

At 8:30 P.M. Linda Minson moved that the meeting be adjourned. This was seconded by Gary Sodahl and passed unanimously.

Respectfully submitted,

Accepted,

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Tom Malmgren, Managing Agent

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Diane Mayer, President