

**LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
NOVEMBER 17, 2009**

Call to Order:

The meeting was called to order by president, Diane Mayer, at 7:02 PM per the pre-determined time and date distributed to all board members.

Board Members Participating:

Diane Mayer
Gary Sodahl
Burke Munger
Kurt Hotto
Linda Minson (late arrival to call)

Others:

Tom Malmgren

Previous Meeting Minutes:

The minutes of the September 5, 2009 board of director's meeting were approved as written and distributed. Motion by Gary Sodahl, seconded by Burke Munger and passed unanimously.

Financial Update:

Tom e-mailed the financial update through September 30 – quarter end – to the board prior to the meeting. Questions regarding a couple of items were answered via e-mail communication prior to this meeting. There were no further questions and the board received and accepted the financial report.

Manager's Report:

- Tom reported on recent projects in and around the complex.
- Carpet cleaning in common hallways has been completed. This was delayed awaiting completion of the remodel work in unit 307.
 - Hot tub: Tom reported that Mike Miller, his maintenance director and Victoria Malmgren (Summit House East Manager) recently attended a course to become certified pool operators. The information they learned at this course will be shared and applied to all of the buildings Carbonate manages. One item that Tom brought to the board's attention was the access to the hot tub needing to be gated. The current situation allows free access to the hot tub from the entry drive. Ideas and cost estimates will be obtained.
 - Per the request by the board, all access codes were changed going into the winter months. The new codes were distributed to all owners.
 - Garage temperature settings: Per discussion after reviewing the energy audit, garage heaters will be turned down to attempt to lower energy costs at the Lodge. All owners are asked to be diligent in being energy conscious and helping to conserve energy. During this discussion Kurt mentioned that he

often has to run the water for a lengthy period to finally get hot water to his unit. Tom will confirm that the hot water circulating pump is working properly. The board asked Tom to look into what the cost would be to insulate the hot water pipes in the garage area, the boiler room and the water storage tank in the boiler room.

Old Business:

Inspection of mission stones, noted at the annual meeting, indicated that there are no structural issues. One stone was replaced and another will be dealt with after ski season.

Gary recapped the results of the energy audit. He stated that the garage heaters are probably one of the biggest sources of our common area electrical expense. The cost to replace these heaters with more efficient units or convert to gas heaters probably does not justify what savings would be achieved. Although, the information to analyze this was beyond the scope of the energy audit conducted by Xcel Energy. Gary is continuing to monitor the energy costs at the building. Efforts discussed in the manager's report to insulate the garage pipes and turn down garage heaters will be a good start. The board asked Tom to have several thermometers installed in the garage to allow more accurate monitoring of temperatures. Settings approximately 5 degrees below past temperatures will be targeted.

Burke reported on the results of his meeting with Innovative Energy, the solar energy company based in Breckenridge. They visited the site and put together a proposal (distributed to the board) outlining the costs associated with an installation at the Lodge building. Burke recapped that the up front cost would be about \$100,000. The savings would amount to approximately 25% of the current electric cost or about \$5,000 per year. That includes a savings in usage of about \$2,500 and a rebate from Xcel Energy of about \$2,500 per year. Additionally approximately \$30,000 of federal tax credits would be available. The biggest concern (other than cost) would be the impact to the roof of the complex. Approximately 100 penetrations would be required to secure the legs/pedestal Supports. It was recommended that replacement of a new flat roof, in conjunction with the solar installation, would be highly recommended. Thus the real cost would increase by the roof replacement cost. The board concluded that, while this is a very desirable goal, consideration prior to roof replacement being required made it a project that should be tabled for now. The board committed to keep this as a future project for consideration when all factors justify implementation. As technology continues to improve both efficiency and reduced costs will likely make it more feasible.

Tom reported that the challenge of securing control of the Lodge website continues. However, recent efforts are looking like we are making good progress.

The board has asked to be kept updated regarding any movement regarding development of the site to the east (adjacent) to the Lodge building. Tom reported that nothing has been discussed regarding the PUD other than a Minor PUD Amendment that Copper has filed with Summit County. The amendment will be discussed by the Board of County Commissioners on December 8th. Requests being made include a one year extension of parking day skiers on the County Road since the Corn Lot expansion did not occur this summer and deadline changes of numerous wetland sites to be developed in

exchange for wetlands impacted by development of roads and parking areas. A formal notice will be mailed soon to announce the details and the meeting time and date.

Tom reported that all known roof leaks have been repaired.

New Business:

Tom suggested that the board discuss and consider updating the Rules and Regulations for the Lodge. Specifically, he urged the board to consider adopting some guidelines/ restrictions about hard surface flooring. Various associations around the resort have encountered situations whereby tile and/or hardwood floors have been installed over the concrete sub-floor, thus creating noise transmission to the unit below that becomes very annoying. The board expressed interest in addressing this topic as soon as possible. Tom will put together some suggested ideas. He urged the board to look at restrictions that both Mountain Plaza and Peregrine have recently adopted.

The board next talked about the management contract between the Association and Carbonate. An updated agreement needs to be reviewed and executed. This topic resulted from the recent notification from Copper Mountain, Inc. that they were terminating the prior practice of giving comp season passes to all board members of HOA's. Additionally, they have suspended the 37 year program of Merchants/Businesses receiving comp passes based upon dues paid into the Resort Chamber. Unfortunately, the notification sent out by Copper on both of these programs was received only about three weeks prior to the start of ski season. The original agreement between the Association and Carbonate called for the resident managers to receive two of the Resort Association provided comp passes. Over time the program evolved to Copper Mountain providing board members comp passes and now to no comp passes at all. Tom asked the board to fund purchase of season passes for the resident managers. This has been done for many years during the time when HOA board received comp season passes. The board agreed that providing season passes to the resident managers was an obligation for this season. They will discuss that topic with Carbonate as a new management agreement is negotiated for the future. FYI – Cost of passes for the resident managers = \$600 (2 @ \$300 each).

Kurt Hotto suggested that a ski rack be installed on the wall between the hot tub deck and the door to the new ski lockers. Gary recapped prior discussion about this topic and explained why the rack was not installed during the remodel project. The board asked Kurt to sketch out his ideas, share them with Burke and Corky as to anticipated cost, and bring the idea back to the board for a decision.

Diane raised the topic of a Christmas bonus for the resident managers. The board paid \$650 (net to the managers) last year and she suggested a like amount be authorized this year. After discussion Linda moved to authorize a \$650 (net to managers) bonus. This was seconded by Burke and passed unanimously.

As a follow up to the annual meeting Linda sent to fellow board members a proposed letter to the Copper Springs Lodge HOA regarding their landscaping and dandelion crop which creates a negative first arrival impression for the entire resort. The board members offered some amendments to Linda's letter and a final version will be sent after circulating it to all board members for approval/comment. A like letter was suggested to be sent to Copper Mountain Inc. referencing the overall appearance of the Edge complex, across the stream from the Lodge. It was agreed that with the pending

sale of the Resort Company that a late winter/spring delivery of such letter would be more appropriate.

Next Meeting:

The next board meeting will be held sometime during the end of January or in early February. Any topics that need board attention in the mean time will be handled via e-mail or phone discussion.

Adjournment:

There being no further business to come before the board, the meeting was adjourned at 9:15 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Diane Mayer, President