

**The Lodge At Copper Condominium Association  
Board of Director's Meeting  
Minutes  
October 7, 2010**

Call to order:

The meeting was called to order by president, Kurt Hotto, at 7:05 PM. The meeting was conducted by telephone conference call.

Board Members Participating:

Kurt Hotto  
Gary Sodahl  
Linda Minson  
Burke Munger  
Kevin Zurfluh

Others:

Tom Malmgren

Approval of Prior Board Meeting Minutes:

The minutes of the board meeting held on September 4, 2010 (immediately after the annual meeting) were approved as revised. It was noted that the minutes mailed to all members, along with the annual meeting minutes, were incorrect. Tom revised the minutes to accurately reflect board members and their respective officer positions.

Financial Update:

Tom reported that the association currently has \$79,210 in the bank. He will update the board with a quarter end financial statement through September 30<sup>th</sup> as soon as Julie has closed out the quarter.

Manager's Report:

Tom reported on leak repair activity. Recently discovered leaks at the balconies of units 406 and 101 have been taken care of. Other leaks that were active earlier this spring have all been resolved to the best of our knowledge. Tom updated the board regarding a leak coming down one of the waste line pipes in the west end of the garage. After much searching, it was discovered that the toilet water valve in unit 102 was leaking. The valve was replaced and no further problems have been found.

After homeowner's weekend Tom notified the board of possibly needing to replace the resident manager's kitchen range. After analyzing the problem the existing range was repaired at a cost of about \$150. Corky has not had time to work on a bid for the kitchen replacement of the resident manager's unit. Tom stated they hope to have some bids and ideas to the board for a spring start schedule.

Corky recently had a carpet layer working in the building replace the elevator carpeting as well as installing a nosing piece at the elevator entrance on each floor. All modifications look good. Additionally some of the ceiling panels on the 4<sup>th</sup> level, that had stains from leaks, have been replaced.

Tom reported that the problem with the common clothes washer has been repaired and Corky states that the washers and dryers should be in good shape to get us through the winter.

The aging lawn mower finally gave out. Corky found a close out price on a Honda mower at the local hardware store and he purchased it this fall at the close out price.

#### Old Business:

A discussion of looking at a barrier/fence to enclose the hot tub, creating separation from the balance of the deck ended in the board removing this from consideration. Perhaps in the future, if/when this deck is modified the board will entertain this idea again.

Tom reported no progress made on the situation of having to run water at some locations for an extended period to obtain hot water. This is particularly challenging at the 01 units. The board asked management to continue to look at solutions.

Gary Sodahl reported that he is continuing to seek more detailed information regarding the Lodge utility usage/costs. He just recently received information from Xcel Energy about companies that can install instrumentation to measure certain usage sources (such as heaters in the garage, heat tape at roofs, elevator, etc.) Gary will pursue this with the respective companies and communicate by e-mail with findings and/or seeking authorization from the board to further investigate utility usage patterns. It is represented that Xcel will pay 75% of the cost for such a study. Gary will get answers and report back to the board with a recommendation.

#### New Business:

Discussion, as a follow up from the annual meeting, about replacing the deck furniture ended in Kevin volunteering to work with his wife Mary to look at alternatives for purchasing next spring. The board will try to have at least a few chairs for this winter's use.

Also suggested at the annual meeting was looking at replacement of the existing laundry machines. After discussion, it was agreed that Tom would look into possible laundry company leases for machines and/or bids to purchase new equipment for the building. Larger capacity and more energy efficient equipment are desired. Tom will coordinate with Kurt on preliminary findings.

The board discussed the proposed contract recently received from Resort Internet (RI) for receiving Television and Internet services. Numerous questions had been exchanged by e-mail communication between board members. Some of these questions had been forwarded on to RI in an attempt to have some answers for this meeting. The board authorized Kurt and Gary to represent the Lodge HOA in further negotiations. Tom was asked to set up a conference call within the next week or so with Kurt, Gary and RI to work through the issues.

Tom reminded the board of the obligation of the HOA to provide season passes to the resident managers and requested authorization to proceed with their purchase as the season arrives. The board acknowledged the obligation and told Tom to proceed in accordance with the management contract.

The list of replacement – reserve items will be forwarded to Kurt by Tom. With the CPA in the process of completing the year end compilation and tax return this information needs to be updated.

Gary Sodahl suggested that the board authorize a Christmas Bonus for the resident managers as has been done in the past. Assuming no board meetings will occur until after the first of the year this needed to be considered now. Gary moved that the resident managers receive a Christmas bonus of \$650 (net), which is what was done last year. This was seconded by Linda and passed unanimously.

Kurt raised the issue of spot lights that are installed at the hot tub deck area and the rear entry door. Discussion regarding the appropriateness of lighting intensity ended with Kurt agreeing to visit with Corky on site to further understand existing fixtures/lighting and discuss alternatives. Motion detectors and/or timers will be adapted as appropriate.

Next Meeting:

The board scheduled the next board meeting for January 6, 2011 at 7 PM for their next meeting.

Adjournment:

At 8:30 PM Linda moved for adjournment. Seconded by Gary and passed unanimously.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Kurt Hotto, President