

**LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MARCH 18, 2010**

Call to Order:

The meeting was called to order at 7:30 PM, per the notice distributed to all board members in advance of the meeting. The meeting was conducted by telephone conference call.

Board Members Participating

Diane Mayer
Gary Sodahl
Kurt Hotto
Linda Minson
Burke Munger

Others:

Tom Malmgren

Financial Update:

The board discussed the year end compilation report recently received from the CPA. It was noted that \$20,000 was transferred from the Operations Fund to the Capital Reserve Fund at year end (June 30, 2009). The final page of the Compilation Report, which outlines the schedule of Future Major Repairs and Replacements, was discussed. Kurt Hotto volunteered to prepare a spreadsheet showing recurring expense items projecting out for approximately 25 years into the future. This will help in planning purposes.

It was noted that the board and membership have previously adopted an operating procedure whereby the objective has been to maintain dues at steady and reasonable levels with an understanding that major replacement expenditures would be handled via special assessments.

Tom noted that the board needed to adopt a policy regarding Capital Reserve Funding and a Reserve Study to comply with the Colorado Community Interest Ownership Act (CCIOA).

Thus, the board made the following policy statement:

The Lodge at Copper Condominium Association has opted to continue past practices of preparing their own Reserve Analysis and Plan vs. purchasing a professional reserve study. Furthermore, the association recognizes the desire of the membership to maintain reasonable association dues levels and to fund extra ordinary capital reserve expenses by special assessment.

The board discussed several line items in the CPA's report and accepted the financial report.

Rules and Regulations:

The board had communicated by e-mail over the past several weeks regarding proposed modifications to the Rules and Regulations. Most recently there has been discussion regarding adding rules regarding modifications to flooring in units.

The attached set of Rules and Regulations was formally adopted by the board, effective March 18, 2010. A motion was made by Linda Minson and seconded by Burke Munger to adopt the most recent set of Rules and Regulations (attached) submitted by Gary Sodahl prior to the meeting. The motion was unanimously approved by vote 5 in favor, 0 opposed.

It was noted that this set of Rules and Regulations needs to be posted on the Association website, as soon as possible.

Committee Reports:

Kurt Hotto reported that the ski rack to be placed adjacent to the new ski locker room door has been delivered and is awaiting installation by Corky. Tom has spoken to Corky about getting this in place and it is anticipated to be completed soon. The board thanked Kurt for his efforts to obtain this new rack.

The letter discussed at the annual meeting to be sent to Copper Springs Lodge regarding their landscaping issues was discussed. Linda had volunteered to coordinate getting this letter communicated to the Copper Springs HOA. She stated that the timing of this just as we enter springtime will be most effective. The board endorsed sending an e-mail to the Management Company and board members at Copper Springs Lodge. A draft of the letter had previously been circulated and approved by the Lodge board. In discussing the homeowner's comments at the annual meeting regarding the appearance of the Edge Building, the board agreed to wait see what the new ownership, Powdr Corp., does before sending a letter from the Lodge HOA. Condition and appearance of the exterior of the Edge Building was criticized by several Lodge owners at the annual meeting last September. Kurt volunteered to verbally discuss this issue with Gary Rodgers during the next POLA board of director's meeting.

Gary Sodahl reported that he has continued to monitor the common utility usage at the Lodge building and noted some progress has been made in our conservation efforts. There is a noticeable increase in electrical usage at the beginning of winter once the heat tapes and heated roof edge systems are turned on. The heaters in the garage also are acknowledged to be large contributors to the spike in electrical demand. The board discussed trying to turn the temperature in the garage down even further than we have, as well as possibly attempting to manage when roof ice melt systems are on. With the nice weather that we have recently experienced some of the south facing roof systems could possibly be turned off. Tom will work with Corky on this.

Linda Minson asked if it was possible to shorten the time that the garage door is open when activated? Tom responded that he thought this was possible and he would work with Corky to adjust.

The board reiterated that we will continue to implement energy savings efforts throughout the complex and thanked all owners for assisting in this objective. All efforts, however small, add up to achieve savings in the utility bills.

Management Update:

Tom reported that more work and investigation needs to occur regarding the hot water re-circulating line. The continuing problem of having to run water for longer periods on the west end of the building to get hot water persists. Gary Sodahl stated at his unit (308) he has not had this problem at all. Tom will work with Corky and the plumbing and heating contractor(s) to seek a solution.

Ice build up at the eave of unit 408 was discussed. Water is getting between the gutter and the fascia board adjacent to the balcony of unit 408 and causing dripping down to the entryway of the building loading entrance. Tom will coordinate with Roofing Services to seek a solution.

A couple of weeks ago there was a problem with the hot tub. A thermostat had to be replaced on the boiler and an impeller on the recirculation pump broke at the shaft. These items were repaired but the tub was out of service for about a day and a half. Cost to repair = \$472.

Approximately six weeks ago the elevator telephone was identified as being inoperable. A replacement was authorized by the board and was taken care of at a cost of \$766. Much discussion occurred between the board and the elevator company to understand the high cost of this replacement.

The board had asked Tom to circulate a copy of the management contract between the Lodge HOA and Carbonate, for their review and comment. This was done and as a follow up the compensation section relating to ski passes for the resident managers was the main focus of discussion. Tom recapped the history of why the original contract obligated the HOA to furnish season passes to the resident managers. Gary Sodahl suggested that in light of the changes Copper Mountain, Inc has made to the season pass program, that perhaps having Carbonate adjust the annual compensation due from the HOA to incorporate the consideration of season passes would be the best approach to this topic. He also suggested that it would make more sense to have the term of the contract coincide with the fiscal year of the association. After discussion the board concurred with Gary's suggestions. Gary and Tom will work to modify the contract to an acceptable document for both entities and bring it back to the board for final review and acceptance for the fiscal year starting July 1, 2010.

As a carry over from discussions when Wally Pennington (former owner of unit 207) was on the board, Tom raised the idea of kitchen and bath upgrades of the Association owned unit 108/resident manager's unit. The board agreed to have Tom investigate a proposed scope of work and seek some preliminary bids. The board members will look at the manager's unit in conjunction with the McDonald family's schedule, to better understand condition, etc.

Tom presented a proposal from Kyle Smith, who works in Carbonate's office to create an updated website for the Lodge HOA. The URL has been secured to be utilized in redoing the website. Kyle is doing this independently, not as an employee of Carbonate. Cost to the HOA to do this = \$250. The board unanimously endorsed authorizing Tom to have Kyle proceed forward and get all current information up to date on the website.

Spring Projects:

The board identified the follow projects as needing to be taken care of this spring or early summer:

- Re-install loose stones at foundation walls
- Solve water issues at gutter/facia board at 408 roof area
- Work on hot water re-circ line issues
- Investigate fencing possibilities at hot tub deck
- Inspect deck furniture once placed for summer as to condition & if adequate
- All other routine springtime projects to maintain the complex

Old Business:

The hot tub deck fencing requirement (or not) will be investigated.

The board thanked Burke for his work on the elevator panels. The are holding up very well with the new surface that was installed.

New Business:

Gary suggested that with two board seats coming up for election at the annual meeting over Labor Day that we take steps to try and seek involvement from the membership. Diane volunteered to write a letter to the unit owners explaining the board responsibilities and seeking interest. At the next board meeting the board hopes to be able to propose names to be placed into nomination at the annual meeting.

Kurt asked the board to consider implementing a '\$10 per night rented' surcharge against all units that rent out to be paid to the HOA to help offset the expenses that the building incurs due to renters using the building and amenities. He maintains that the impact to the complex definitely creates expenses that would most likely not be as high if simply owner usage occurred. The board briefly discussed this concept and asked Kurt questions. Kurt stated that he was not seeking a decision on this topic at this meeting, but asked the board to think about it and to place it on the agenda for the next board meeting.

Next Meeting:

No specific date was set for the next board meeting. However, at a later date, the board will set an exact date for the next board meeting to be held in mid to late June. The 2010-2011 fiscal year budget will be presented by Carbonate in early June for consideration and adoption by the board at the next meeting.

Adjournment:

There being no further business the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Diane Mayer, President