

LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
SEPTEMBER 27, 2011

Call to order:

The meeting was called to order by president, Burke Munger, at 7:05 PM per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Burke Munger
Linda Minson
Gary Sodahl
Kurt Hotto

Board Member Absent:

Kevin Zurfluh

Others:

Tom Malmgren

Minutes of Prior Board Meeting:

Linda moved that the minutes of the September 3, 2011 board of directors meeting be approved. This was seconded by Kurt and passed unanimously.

Burke moved that the board enter executive session for discussion of flooring rules and BBQ Grills. His motion was seconded by Gary Sodahl and passed unanimously.

At 7:50 PM Burke moved that the executive session end and the meeting return to open session. This was seconded by Linda and passed unanimously.

The board asked Tom to communicate with the owner of the unit which flooring rules and regulations have come into question. He will seek a meeting with two of the board members (Burke and Kurt) and this owner to attempt to clarify and bring to conclusion this discussion.

The board also instructed Tom to communicate to an owner questioning the rule regarding BBQ Grills, that the policy of the board adopted at the August 18, 2011 board meeting and announced at the annual meeting held on September 3, 2011 is the current policy of the association that management is instructed to enforce. i.e. No BBQ Grills are allowed on individual decks.

All owners are reminded that remodel projects within units need to be approved by the board of directors, per the rules and regulations.

Management Report on Gas Leak:

Tom updated the board on a recent gas leak that was found to be caused by a very small pin hole in the gas line behind the wall of the deck at unit 103. The odor was first noticed in unit 203, above and the search found that a small nail from the nail gun installing the exterior siding on the deck had penetrated this pipe. Colorado Comfort Products completed the investigation and repair. Corky McDonald will be putting the wall / siding back together. The board instructed Tom to communicate with Travis Construction, the general contractor on the renovation project regarding potential monetary responsibility for this repair.

Pella Windows:

Linda stated that a friend of hers stayed with her at the Lodge and observed some of the weather stripping of her windows was in need of replacement. The Pella windows have a 10 year warranty and discussion followed regarding approximate installation dates. It was concluded that while the windows were probably out of warranty, having owners provide problems or concerns with their Pella windows to Tom and/or Corky would allow a list to be compiled. Then a service person could be requested to solve all issues all at once vs. individual calls. The board stressed that this will likely involve a cost to the owners, but encouraged group participation.

Resort Chamber/POLA Voting Ballot:

Gary mentioned that he had not received any ballot for the upcoming vote that was supposed to have been mailed out and expressed concern about the validity of the vote if people do not receive a ballot. Kurt stated that he just received his on Thursday and apparently the company hired to mail them used both first class mail and bulk mail, creating some delays.

Dog Post Sign with Bag Dispenser :

Tom mentioned that the dog waste station discussed to be installed adjacent to the Lodge at the skier drop off lot was not installed yet. Kurt will follow up as he was the contact who worked on this with the Village Company.

Next Meeting:

The board will be available to meet in the next 30 days, as necessary, but no date was established for the next meeting. E-mail exchanges will continue to update everyone as necessary.

Adjournment:

At 8:20 Kurt moved to adjourn the meeting. This was seconded by Linda and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Burke Munger, President