

**LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MAY 10, 2011**

CALL TO ORDER:

The meeting was called to order by president, Kurt Hotto, at 7 PM per the predetermined time and date. The meeting was conducted by telephone conference call.

BOARD PARTICIPANTS:

Kurt Hotto
Gary Sodahl
Linda Minsen
Kevin Zurfluh
Burke Munger

OTHERS:

Tom Malmgren

MINUTES OF PRIOR MEETING:

The minutes of the April 12, 2011 board meeting were approved as written and distributed. Motion by Gary Sodahl, seconded by Linda Minsen and passed unanimously.

FINANCIAL UPDATE:

Kurt noted that the final financial statement for the quarter ending March 31 was received shortly after the prior board meeting. There were no questions.

MANAGER'S REPORT:

In discussion of the most recent garage door problem (broken spring) the board discussed reserve funding for replacement of items such as the garage door. Kurt commented that he had previously committed to work on a spread sheet to identify the various components. He will work on this. Tom stated that while the spring breaking did create a temporary requirement of having the garage door out of service, it had nothing to do with the operator. Trophy garage door has been asked to provide an estimate to replace the garage door operator and door. However, with all of the recent work that Trophy has performed on the door, they question the necessity of a total replacement since much of the existing mechanics have been replaced. The board instructed Tom to seek bids so that we know what kind of dollar amounts we are looking at.

Kurt noted that he still is experiencing long delays in receiving hot water to his unit. Tom was instructed to work with the plumbing contractor to further identify what can be done to solve this matter.

It was noted that the Television Dish installed on the roof is performing as expected. There was no further discussion on this topic.

The final item Tom reported was a suspected bullet hole that apparently penetrated the side of the building above the garage door (unit 208). Carbonate's housekeeping staff noticed drywall debris in the lock off bedroom of unit 208 and a hole to the north of the window. A second hole was found on the opposite wall between unit

208 and unit 207. The Summit County Sheriff's office was notified. They suspect an illegal hunter or someone with a firearm shot at something, missed and the projectile ended up as described above. No further action was appropriate. The holes will be repaired, including the exterior of the building.

OLD BUSINESS:

Kevin updated the board on his research for deck furniture. He proposed purchase of numerous items, factory direct of commercial grade furniture. After discussion the board asked Kevin to finalize his recommendations and communicate by e-mail his final selections including color. The board will respond and hopefully we can get the items ordered soon. A delivered cost of around \$2,500 is the target.

Kurt reported that he did not have any update on the ski rack discussed at the prior meeting. This will remain on the agenda for future discussion.

Linda stated that she reviewed the insurance quote for flood insurance. She questioned the amount of coverage quoted (\$2,000,000) and suggested a lower amount possibly be considered. Tom was instructed to seek \$100,000 and \$250,000 coverage amounts and communicate back to the board via e-mail.

WiFi service was briefly discussed reaffirming the prior meeting decision to not have any password.

Discussion of the proposed lighting addition above the BBQ Grill ended with the board split on the need for this installation. More information and inspection by board members will follow. Gary raised the concern of the visual impacts that conduit and required rerouting of electrical service would create. More information to follow.

The approved projects for unit 203 at the last meeting were noted. To the best of his knowledge, Tom reported that the work has not started yet pending material delivery.

The board noted that the prior minutes highlighted the pet policy discussion. Kurt stated that he raised the issue of Copper installing a pet pick-up box and signage at the skier drop-off lot adjacent to the Lodge building. He is awaiting follow up from the Village Company and Copper to deal with this topic.

Tom was asked to look into and suggest to the board possible receptacles to be installed close to the dog waste dispensing areas. This will encourage people to use the bags and keep the used bags from being disposed of at the trash container next to the laundry machines. Tom will pursue this and report back to the board. Kevin suggested that a dual container to accommodate trash and recyclables be considered.

The trash disposal contract provided by the Village Company was discussed. Gary asked that modifications to the agreement be made to not allow pickups to occur prior to 8 AM. Kurt will finalize the agreement making note of the pickup times and unless the board communicates any other concern he will implement the effective date to start this service for May 20th.

Tom reported that he and Corky had corrected the light and ceiling panels that had been left ajar after the Resort Internet installation of the Wifi and / or cable television requirements.

Kurt noted that the proposal to present future funding ideas from the Resort Association was postponed. He stated that Peter Siegel, executive director of the Village Company is the point person for this effort and that both the Resort Chamber and the

Property Owners and Lessees Association (POLA) are the entities pursuing this. More information will be forthcoming later this summer.

SUMMER PROJECTS:

Kurt asked if there were any summer projects that we needed to consider, noting that he recently had concerns about the asphalt driveway at the complex. Kevin stated that he had some experience with a 'slurry seal' that we should look into where the driveway asphalt is showing signs of needing attention. He will forward information to Tom on this product and the contractor he is familiar with. Tom stated that A-Peak Asphalt will be in the village replacing the parking lot at Anaconda this summer and thus a local contractor will be in the area.

NEXT MEETING:

The board set June 7, 2011 – 7 PM as the next meeting date. Tom was asked to have a proposed 2011-2012 fiscal year budget ready prior to this meeting for board discussion and action at the June 7th meeting.

ADJOURNMNET:

There being no further business, at 8:05 PM Linda made a motion to adjourn the meeting. This was seconded by Kevin and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Kurt Hotto, President