

**LODGE AT COPPER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JANUARY 6, 2011**

Call to Order:

Kurt Hotto, president, called the meeting to order at 7:05 PM. The time and date of the meeting was predetermined at the prior board meeting. The meeting was conducted by telephone conference call.

Board Members Participating:

Kurt Hotto  
Linda Minsen  
Gary Sodahl  
Burke Munger

Others:

Tom Malmgren

Board Member Absent:

Kevin Zurfluh (excused absence)

Minutes of prior meeting:

Gary moved to accept the minutes as written and distributed from the October 7, 2010 board meeting. Motion seconded by Burke Munger and unanimously approved.

Financial Report:

Tom reported that the most recent financial report through December 31, 2010 was preliminary. He will forward the final version to the board via e-mail as soon as it is available. The board reviewed the preliminary statement and had a few comments and questions.

Manager's Report:

Tom reported that all is well with the building, despite the huge snowfall amounts we have received this winter. Corky has not had a chance to research costs for unit 108 (manager's unit) kitchen remodel previously discussed; however, he will work on this. The hot tub has had a few problems, but they have been dealt with as they come up.

Tom also reported that the annual insurance policy renewal was recently taken care of. Linda, who is in the insurance business, reviewed the policy and renewal proposal. She felt the coverage was appropriate and the cost competitive. She did recommend that the HOA get quotes for flood insurance, which the current policy does not cover.

Old Business:

As a follow up from the last meeting, no progress has been made to research new deck furniture. Kevin was assigned to work on this and communicated prior to the meeting he has not carried out the research yet, but he will.

The continued problem of delays experienced in getting hot water at the faucets of certain units has not been solved. The board asked Tom to seek other plumbing company input. Checking the water pressure was also suggested.

Tom reported that he did have one bid for new coin operated common washer and dryers. The amount was \$3,800. While this was requested at the annual meeting to be investigated, the board agreed to remove this from old business for future meetings, as the existing equipment is functioning at acceptable levels. It was requested to look at the gas line to the dryers to confirm safety and also to look at the water lines to see if they are the braded type vs. simple rubber hoses. If not the upgraded braded type they are to be replaced with that type hose.

The Resort Internet television service was put in place on January 3, 2011. This was a seamless event; with the only need from owners is to 're-program' their televisions to obtain all channels. The WiFi to the building was also activated and working well. The discussion for establishing a password for the WiFi at the building was tabled until we see how it operates without.

Gary Sodahl reported that his research about companies to monitor specific electric usage areas resulted in quotes so high it makes no sense to pursue doing such a study. The board will continue to urge energy conservation and look at new improvements that will save electric usage. This item will be removed from old business for the next meeting.

Lighting modifications discussed at the last meeting have been mostly completed. Kurt worked with Corky to carry out the changes and most of the work is done. That remaining will be taken care of soon. A motion detector at the new ski locker room was instructed to be installed as soon as possible. The flood light moved above the grill area will be done in the spring.

#### New Business:

Tom reported the Resort Chamber is working at trying to take over the POLA website, where all of the HOA's have a link to their individual website. Kurt and Tom attended a POLA board meeting where this was discussed and they are on a committee to work through these issues. It really will have no impact on the Lodge website as we intend to continue to maintain and control it ourselves.

Tom and Kurt updated that board on discussions that have occurred during meetings of the Resort Chamber Board, the POLA Board, the Village Company Board and the Metro District Board. This group has been meeting since mid summer to review information gathered and presented by a consulting company, Economic & Planning Systems, Inc., hired by the POLA and Village Company Boards. Their findings were presented to the owners in attendance at the annual POLA meeting in September and this report is on the POLA website (about 68 pages). The thrust of the current effort is to seek a variety of funding sources to pay for additional transportation, security and marketing throughout the resort. A mandatory surcharge on all sales (restaurants, lodging, retail shops, etc) to be paid by the purchasers of those goods and services is one funding source. A proposal to change the dues structure for the Resort Chamber annual dues from that based on number of bedrooms to 25 cents per square foot of a unit's size is another. This proposed change in the Resort Chamber dues would have a direct impact

on the budgets of all associations, since the Resort Chamber dues have been a line item on all buildings' budgets. This proposed increase of about 4 times would obviously have a significant impact. The Lodge board had varying opinions regarding the pros and cons of this. One comment regarding the equity in changing the Resort Chamber dues from a bedroom count to square footage seems very unfair, since the Lodge units are much larger in square footage than most of the newer comparable units. The board will monitor the topic and respond when the question(s) are presented to the boards of all HOA's throughout the resort.

Tom and Kurt attended a mountain master plan update on December 9<sup>th</sup> hosted by Copper Mountain. Both were impressed with the information presented and the fact that Powdr Corp is focusing on the ski mountain vs. development in the base village as Intrawest did. The plans showed a 15 year 'vision' of proposed improvement. All in attendance expressed excitement about the plans

Kurt suggested that with the success of the ski rack installation near the entry door of the new ski locker room, that an additional ski rack be considered. He volunteered to investigate costs, suggested location, etc. This will be on the agenda for the next meeting.

Next Board Meeting:

The board did not establish an exact date for the next meeting but tentatively targeted late April or early May. The Resort Chamber discussions and anticipated communication may prompt a telephone meeting prior to the next regular meeting.

Adjournment:

At 9:15 PM Gary moved to adjourn the meeting. This was seconded by Linda and passed unanimously.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Managing Agent

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Kurt Hotto, President