

**LODGE AT COPPER CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JUNE 8, 2011**

CALL TO ORDER:

The meeting was called to order by president, Kurt Hotto, at 7:05 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 May 10, 2011 board meeting were approved as written and distributed. Motion by Gary Sodahl, seconded by Linda Minsen and passed unanimously.

BUDGET DISCUSSION:

The primary agenda item was the budget for the next fiscal year beginning July 1, 2011. After much discussion the board provided direction to management on several topics. First, the board asked that both the Cable Television and Resort Chamber dues be listed as individual line items, per unit, as these are billed a set amount. Secondly, Linda Minson moved that \$5,000 from current year operating surplus be transferred to the Capital Reserve fund. This was seconded by Burke Munger and passed unanimously. Finally, the budget was adopted with the exact increase in dues to be rounded to the nearest tenth of a percent, after the TV and Resort Chamber dues are treated as defined above. An increase in dues of 4.4 to 4.5 percent will result. Linda moved to adopt the budget as modified. This was seconded by Gary Sodahl and passed unanimously.

MANAGER'S REPORT:

Tom reported that alternative luggage carts have been researched. Corky suggested a new, smaller version that would cost \$519.99. Coupled with the original cart that could be tuned up a bit these would be fine for the upcoming winter. The board will look at the suggested new cart and communicate their thoughts at a later date. Corky suggested that the building sign be repainted/refurbished. Tom did not have the bid from last fall but will confirm pricing and get back to the board for approval. The mats throughout the building have been cleaned. Corky is recommending 3 new mats that were discussed briefly. Tom will e-mail more information to the board. Flowers are ordered and will arrive about July 4<sup>th</sup>. A load of top soil will be obtained for lawn repairs and fertilizing and aerating of the turf has been completed. Corky has spent quite a bit of time resurfacing decks and painting common areas around the complex. Things are in

great shape. One section of gutter needs to be worked on above the bedroom windows of unit 204, 304, 404. This will be performed by a gutter company.

Tom reported that he did receive an e-mail from Wayne Griffith, owner of 401, stating that they have experienced the same water issues discussed at the last board meeting. The 101, 201, 301, 401 corner seems to be the biggest problem area. Tom will communicate with the plumbing company again.

Tom stated that the new trash arrangement with the Village Company has been activated and seems to be working well.

He also updated the board on a recent posting on Ski Racing's website about establishment of an on-snow academy at Copper Mountain, whereby the USSA will have speed training availability (top to bottom) starting in November. No local press release has been seen, but this is exciting information for Copper Mountain.

OLD BUSINESS:

As a follow up to the last board meeting, Kevin reported on his research for deck furniture. Prior to the meeting he e-mailed proposed choices of numerous items; factory direct, commercial grade furniture. After discussion the board authorized Kevin and Tom to finalize the order as soon as possible.

Kurt reported that he did not have any update on the exterior light discussed at the prior meeting. This will remain on the agenda for future discussion. The pet pick up dispenser on the front deck has been relocated and some trash cans have been located near the dispenser boxes. Kurt has not had a chance to follow up on discussions about Copper or the Village Company installing pet pick up boxes at the adjacent parking lot.

NEW BUSINESS:

Burke Munger expressed that he would prefer not to have all of the board members' personal information (phone numbers and e-mail addresses) on the association website. After brief discussion all board members agreed and instructed management to remove this information on the Lodge At Copper website. Referring people to the management company will be the approved approach.

The board inquired about which director terms were going to expire in September. All thought that Burke's and Linda's terms will expire this year. Tom was asked to verify this information in an e-mail to the board after the meeting.

NEXT MEETING:

The board set August 9, 2011 – 7 PM as the next meeting date.

ADJOURNMENT:

There being no further business, at 8:05 PM Linda made a motion to adjourn the meeting. This was 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