

LODGE AT COPPER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 18, 2011

Call To Order:

President, Kurt Hotto called the meeting to order at 7:03 PM per the notice distributed to all board members. The meeting was conducted by telephone conference call.

Board Members Participating:

Kurt Hotto
Gary Sodalh
Linda Minson
Kevin Zurfluh
Burke Munger

Others:

Tom Malmgren

Financial Update:

The most recent financial update was circulated with the annual meeting notice. No report was submitted.

Management Report:

Tom Malmgren updated the board a several items, including some recent plumbing leak issues. He outlined that the sink drains in some bathrooms have experienced clogs that appear to be in the main drain lines. Being cast iron piping, the drain cleaning company has speculated that rusting is occurring due to the intermittent usage, causing flaking of the rust particles to create the back-up problems. Tom reported that the new deck furniture did arrive and was placed on the hot tub deck. It is very nice. A couple of suspected roof leaks have been resolved and one roof leak is still being worked on.

Annual Meeting Preparation:

Kurt noted that the annual meeting notice was mailed to all owners. He asked if any of the board members had any additional items that should be included on the annual meeting agenda. Discussion under new business will cover the Resort Association Dues Assessment proposals, but hopefully most owners will attend the annual Property Owners and Lessees Association (POLA) meeting on Friday afternoon, September 2, 2011 at 3 PM to hear the full presentation. The board also discussed the terms of two board members expiring (Burke and Linda). Both indicated their willingness to serve again, but encouraged other owners in the complex to volunteer to run for the board. Kurt stated that he has enjoyed serving on the board, however, he will not be a candidate for being the president again this next year.

HOA BBQ Planning:

The board discussed the annual Saturday evening BBQ planned for September 3, 2011. The board asked Tom to see if Corky and Sheri McDonald would be willing to coordinate this as they have in the past. Tom will communicate with the McDonalds and confirm back to the board.

Concerns About Noise Transmission:

The board did receive an e-mail from the owner of unit 106 regarding concerns about noise transmission from the unit above. The board has been asked to investigate compliance with the flooring rules and regulations. The board asked Tom to look into this matter in more detail and attempt to provide more detailed information back to the board. Tom is scheduled to meet with the second floor owner regarding this and some leak concerns. He will report back to the board.

Streamside Mowing:

An owner on the stream side of the building has asked the board to look into mowing the grass from the edge of where it currently is maintained further toward the stream. Discussion regarding this request ended with the board agreeing that they should not maintain this area, as it is off of the Lodge land and the potential of creating a dangerous (steep) situation could evolve. The board will look at specific areas where some stream access along the Lodge boundary could be improved. An additional suggestion was to tone down the lighting in the hallway. The board discussed this and referred back to one of the objectives with the building renovation several years back, being to improve the lighting and drabness of the Lodge hallways. The board felt that the existing lighting is appropriate and no changes should be made.

BBQ Grills on Decks:

A recent inquiry by a newer owner prompted the board to revisit whether or not BBQ grills were allowed on individual unit balcony decks. Tom stated that a prior resolution did vote to prohibit BBQ Grills on decks and that was part of the reason the common grill, next to the hot tub, was installed.

(At the annual meeting held September 5, 1992 a motion passed to remove all grills).

Unfortunately, this resolution was never transferred to the Rules and Regulations. Linda Minson moved and Burke Munger seconded a motion to re-affirm the rule that BBQ Grills are prohibited on individual decks. This passed unanimously. The board asked Tom to provide them with suggested language to insert into the Rules and Regulations regarding BBQ Grills and that this specific item be added to the existing Rules and Regulations. A recent incident of a smoker being used heightened the timeliness of this being discussed by the board. The association rules currently do prohibit offensive noise or odors and the smoker certainly violated that section of the rules.

Resort Chamber Assessment Plan:

Kurt Hotto recapped a meeting that was held in late July presenting a new proposal for changing the Resort Chamber dues. Currently these dues are billed to the condominium association and thus they are part of everyone's association dues. For example a two bedroom unit pays \$50/year. The POLA board, the Resort Chamber board and the Village Company board have jointly worked together to propose a new funding arrangement. Originally, the basis of assessment was proposed to go to square footage basis vs. the current bedroom count. Based upon feedback received the current basis of bedroom count was agreed to be continued. The new proposal will increase the dues on a two bedroom unit from \$50/year to \$175/year. Funds are projected to be used for inter village transportation (a dial-a-ride concept) and security. Additionally, a mandatory surcharge is being proposed that would apply to all taxable sales of goods and services. A 3% surcharge would apply to everything. An additional 1% would apply to lodging, making it at a total 4% rate. Kurt encouraged everyone to attend the annual POLA meeting scheduled for 3 PM on September 2, 2011 at the Village Square Conference room.

Other Business:

Kurt updated the board on the proposed lighting changes for the BBQ Grill area. He is still working on selecting appropriate fixture(s). The board discussed this and will look at it on site over the Labor Day weekend.

Kurt also updated the board regarding the goal of having Copper or the Village Company erect a dog waste dispensing location and related trash can in the skier drop off lot adjacent to the Lodge. He followed up with Peter Siegel, executive director of the Village Company and this installation is scheduled to occur in the near future. A car stopped and dogs got out as Kurt and Peter were looking at the proposed location, so the need became very apparent to Peter.

Adjournment:

There being no further business Linda moved for adjournment at 8:25 PM. This motion was seconded by Burke and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Kurt Hotto, President