

**THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
ANNUAL MEETING
August 30, 2008**

Call to Order

The meeting was called to order by President Gary Sodahl at 3:00 P.M., per the notice distributed to all members. The meeting was held at the portico area at The Lodge complex at Copper Mountain.

Members Present

#101 Denise & Burke Munger
#102 Ted & Sherri Kravec
#103 Rich Rapp
#207 George & Anna Piner
#301 Kurt & Sandra Hutto
#302 Mark & Ina Roffman
#308 Gary & Vickie Sodahl
#401 Ruth & Wayne Griffith
#402 Diane Mayer
#403 Linda Minson
#406 June Simpson
#408 John & Lois Salmeron

Others Present

Tom Malmgren

Proxies

#106 Hertrich
#201 Zaragoza
#303 Gavenda
#304 Vanderbeck
#306 Corley
#407 Koenig

Roll Call and Certification of Proxies/Proof of Notice of Meeting or Waivers of Notice

Roll call was completed for all those present. Those present plus the proxies represent a quorum to conduct business. The membership acknowledged the receipt of the meeting notice.

Reading and Approval of Minutes of the Preceding Meeting

Wayne Griffith motioned to approve last year minutes with corrections to be verified by listing to the tape, regarding some additional comments by Gary Rodgers about the gondola. Seconded by Linda Minson and passed unanimously. [Clarification of tape “we’ve chosen to pull back from that, no further plans of a lift connect system in center village”.] Statement by Gary Rodgers at 2007 meeting.

Report of Officers

President, Gary Sodahl, stated from his perspective, it was an exciting year. We’ve finally finished the renovation project, saw the dream come true and now can hold the meeting at our own

facility. He thanked each and every member, without them it would not be possible; without the support, encouragement and ideas from everyone to make this a go. Not only do we have the best location, but now one of the best looking buildings. He wanted to personally thank each board member involved with this for their dedication, time commitment, ideas, for making this possible; Diane Mayer, Mark Roffman, June Simpson, and Courtney St. John. "Our effort here as a board, couldn't have worked with better; we were a team from the beginning. We worked well and made unanimous decisions which provided cohesiveness." He thanked Diane and Courtney for their extra effort. Living close by, they made special trips to The Lodge and checked on things including purchasing the furniture in Denver. Special thank to Tom Malmgren for setting up all the meetings, getting the minutes distributed, emailing, and taking many, many, photos and sending them. Gary also recognized Corky and Sheri, the building managers. They do a fantastic job taking care of the building. The Lodge has the best managers in the village.

To recap the project: The project started April 16, 2007 the day after closing day of the ski mountain. The project was completed by the winter ski opening on November 2nd. Travis Construction met their commitment, was very cooperative and completed the project on time. How did we do on the budget? We did a general assessment for the project of \$987,000 based on the contractor's estimate and trying to allow a little fudge factor. The final cost for the project was \$1,029,000, an overage of \$42,000 or 4.3%. We had enough in the contingency fund so, good news, no additional assessment. For the most part, of the overruns we had, many things were outside of anyone's control; \$15,000 to upgrade the fire system to meet regulatory controls and we had to add the lift and gates at the entry. Other things during construction such as the fire stops on the 4th floor units were not adequate and that was rebuilt. Some of the insulation around the sliding glass doors not adequate, so it was beefed up. When the old siding was removed the waterproof membrane under the decks didn't go up very far, so that was extended 3 feet up the wall for everybody's deck to head off future water problems. So, the kind of expenditures that went into the overrun were things we couldn't anticipate, but the kind of things that were a good investment to do at the time to avoid future expenses. Gary felt it was money well spent.

For a project of this size, he thinks it was remarkable to come in on time and this close to the budget. Gary stated as you look at the final results, he hoped all would feel that they were properly served by the board and the board did meet its commitments to the association. Applause...

Gary continued, with the renovation project behind us, the question is "what's next"? The Lodge does not have anything major currently needed at the building; however, there are always ongoing maintenance items. As you may have heard in August, Intrawest has received approval of the PUD. They have not added more density but redistributed the un-built density. One of the development sites is the end of Copper Circle. They received approval for a condo/hotel there. They don't have any plans to begin building immediately but someday they will likely want to and our association will have to be active in working with them mitigating the impact to the Lodge building. June Simpson stated a public right of way necessary to be vacated is one more step required. We have to stay aware of the right of way and of our driveway. Burke asked about the height limit in the PUD, Tom stated it was 75 feet.

Mark Roffman stated the renovation would not have been possible without Gary Sodahl; his organizational skills, temperament, and leadership made meetings every 6 weeks for 2 hours very productive and Gary was incredible. We owe a lot of gratitude to Gary. Applause..

Gary stated things are going well for the Association. We've got a great building, great location, great owners; based on this the future is excellent.

Ina Roffman stated that the entire membership is indebted to a very active and dedicated board of directors. Everyone present agreed and applauded.

Manager's Report

Tom stated that Gary covered everything. Getting the keys out last fall was a bit of a fire drill. For those owners that have questions regarding the new ski lockers, they need to talk to their property management companies. Corky, Sheri and their sons have been doing a wonderful job around the building. Gary suspended the agenda as Gary Rodger arrived to address the membership.

Gary Rodgers, president of Copper Mountain Resort, stopped by to answer questions from the owners. Wayne Griffith asked about the future transportation system and the gondola status. Gary stated they have taken the gondola out of the plan. Gary stated with commercial space occupancy, they hope to work more with the commercial asset manager and hope, in the future, to have a little more control. Copper Mountain Resort presently only owns 20% of commercial space. Questions were asked about the proposed building beside The Lodge. At this point there is no set plan; the approved height is 75 feet. This is comparable to Passage Point. Final building plans have a lot steps to go through. Operationally they have a vested interest in the neighborhood. This condo/hotel will be a great asset to the resort. The Flyer Lift is 23 years old and nearing the end of its life cycle; they are looking at both Six-pack and Gondola technology; the new lift would go to the right of the existing flyer. He didn't feel it would impact The Lodge. Possibly adding in a mid station; these are just ideas at this point. Rich Rapp asked about plans for Jacques Bowl. Gary responded it is part of the forest service permit and it is exciting terrain. It needs much study and work to be able to be developed.

Mark Roffman asked Gary if he would write a letter stating he would allow The Lodge to participate with the new building below The Lodge? Gary said the owners can participate through the meetings and public forums. It's hard for him to agree otherwise as there are no specific plans at this point. On mountain improvements this year have been the new glade cut at the east end and replacing some snowmaking pipe. Otherwise not a lot of expansion this year. They recently obtained approval for snowmaking in the Timberline and Union Creek areas. Asked what he feels will be first priority? Tie of priority was given to the Union Creek and Chapel Lot sites as far as future development sites.

Election of Directors

The Board is made up of 5 members, two terms are expiring, June's and Mark's. Both are 3 year positions. Additionally, Courtney St John's has resigned from her position and has 1 year remaining. Gary feels we should elect a director to finisher her 1 year term and then the other two positions. Mark Roffman volunteered to finish the 1 year term. Lois Salermon motioned to accept Mark's nomination and Ina Roffman seconded. Mark was elected unanimously. Nominations were

opened for the two – 3 year positions. Gary explained there are 2 to 3 meetings in a typical year. Linda Minson was nominated by Vickie Sodahl, Burke Munger volunteered. Lois seconded both nominees and motioned to close nominations, Ina seconded. Election passed unanimously.

Mark Roffman complimented Courtney and June for their hard work on the board with the renovation project, and thanked them for serving on the board.

IRS Resolutions

Linda Minson made the motion to approve the two IRS Resolutions that 1) apply any surplus funds to next year's expenditure, rather than refunding the excess to the members and 2) establishing a separate account for capital contributions, seconded by Wayne Griffith. Unanimously passed.

Old Business/New Business

June Simpson asked about state law and about the association doing an audit after spending a million dollars on the project. This would be the time to do it. She stated she trusts Tom and his company, but did not want the board to get into any trouble. Tom thought the state statute requires an audit only if the operating budget exceeds \$250,000. But he needs to check for certain. A full blown audit could cost over \$3,500.00 as dictated by the CPA's rules. Presently, McMahan and Associates does an account's compilation report and the tax return as a review each year. Currently that runs \$750.00 June motioned that next board explore the details of having an audit. Linda Minson seconded, passed.

Wayne Griffith mentioned that he has noticed space under his door to the hallway and was wondering if this meets fire code. Secondly, he would like to mention the gondola issue. Gary Rodgers answered appropriately today, it's not in their "current" plans, but high speed access is a priority. The association needs to be vigilant. Kevin Zurfluh, part owner of 406, attended the PUD meeting where they tried to change a couple of words and he was able to correct them. June stated that Kevin is very good with detail and he will continue to be involved.

Discussion was held regarding a possible change for the meeting time for next year's annual meeting. The board will look into this. One suggestion was possibly before the State of the Resort. Vicki Sodahl announced that she and Ina Roffman have ordered a plaque for the lobby as a thank you, recognizing all board members and the architect involved with the renovation project.

Adjournment

The motion was made by Wayne and seconded by Mark Roffman to adjourn. Unanimous.

Respectfully Submitted,

Accepted,

Thomas J. Malmgren,
Managing Agent

Gary Sodahl,
President