

THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL MEETING
September 4, 2004

The meeting was called to order by President, June Simpson at 3:00 p.m., per the notice distributed to all members. Location of the meeting was the Anaconda Condominium Meeting Room – Copper Mountain.

<u>Members Present</u>	<u>Unit #</u>
Mike Raber	101
Gary and Vicki Sodahl	308
Kevin Zurfluh	406
June and Jerry Kroeger	406
John and Lois Salmeron	408
Bill and Jerie Ilch	203
Wally & Faith Pennington	207
Ed Baker & Shirley Baker	403
Wayne Griffith	401
Bill Phelps	202

Proxies

Mark and Ira Roffman	302
Gerald and Marge Gavenda	303
Dorothy Vanderbeck	304
Richard Corley	306
Sue Bruss	402
Brian and June Koenig	407

OTHERS PRESENT

Corky & Sherry McDonald – Resident Managers, Tom Malmgren – Managing Agent.

Roll Call and Certification of Proxies:

Roll call was accomplished by all those in attendance. Those present combined with proxies resulted in a quorum being represented to conduct business. The membership acknowledged the receipt of notice of meeting.

Reading and Approval of Minutes:

Wayne Griffith moved to dispense with the reading of the minutes and that they be approved. Lois Salmeron seconded, motion carried.

Reports of Officers:

June Simpson reviewed with the membership the last year's work with the CDS plan being presented to the county commissioners, and the denial Intrawest received from the county. She does feel in the future that Intrawest will present another plan and the membership must stay involved. Mike Raber reported that not only did people here at Copper show interest, but residents through out the entire county were influential with the commissioner's decision. He also feels that Intrawest will return with another plan.

Steve Paccagnan, V.P. and General Manager of Copper Mountain and Joe Whitehouse, V.P. of Development for Intrawest stopped by the meeting and answered questions asked by the membership. They also reviewed some of things announced in the State of the Resort meeting that morning.

Financial Update:

Gary Sodahl passed out the updated financial statements. Gary reviewed and explained the reserve fund. He answered questions from the membership.

Bill Phelps motioned that the IRS Resolutions that roll the excess funds into the reserve account be accepted. Wayne Griffith seconded. Motion passes.

Manager's Report:

Tom Malmgren thanked Gary for all his work with the financials. Over the last several years the association has been concentrating on the PUD problems, now the association needs to spend time developing some long term plans for the building (interior and exterior). Last year the south side of building had some touch up painting done, the north side needs this as well. Discussion was held on remodeling the exterior of the building and gathering information on the different concepts. The association will be looking at siding that will help reduce the maintenance around the building. If anyone has ideas or suggestions please send them to Carbonate so they may be passed on to the Board.

Election of Officers:

There are 2 terms expiring this year, Gary Sodahl, who is willing to remain on the Board, and J.D. Cooper, who does not wish want to run again. Gary Sodahl and Jerie Ilch were nominated. It was voted with unanimous approval for Gary and Jeri to be the new board members.

New Business:

The area in front of the garage door has been a continued ice problem. The association authorized Carbonate to coordinate installation of a garage door gutter system which will also include the dumpster area. The gutter system will include wiring for the ice melt system. Lights will also be put in the dumpster area.

Wayne Griffith suggested that the association should designate a person/group to interact with Intrawest/Copper on future issues such as the gondola. Wally Pennington motioned for Wayne Griffith to develop a plan and interact with the board on issues concerning Intrawest. Bill Phelps seconded. Motion Passed. Mike Raber inquired of those present if they were having problems with the Pella Windows, as well as a recommendation of someone to work with. No alternatives came forth.

With there being no further business, Lois Salmeron motioned to adjourn the meeting. Wayne Griffith seconded the motion. Motion passes and the meeting adjourned at 4:40p.m.

Respectfully Submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

June Simpson, President