

**THE LODGE AT COPPER CONDOMINIUM ASSOCIATION
ANNUAL MEETING
SEPTEMBER 4, 2010**

Call to Order

The meeting was called to order by President Diane Mayer at 7:32am, as per the notice distributed to all members. The meeting was held in the portico area at The Lodge building.

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

Members Present:

101 Burke Munger
102 Sherri Kravec
103 Rich Rapp
203 Diane & Anthony Cipolla
204 Sherri Martin
207 Anna & George Piner
302 Mark & Ina Roffman
307 Tony Bosch
401 Wayne Griffith
402 Diane Mayer
403 Linda Minson
404 Doug Chapman
405 Ed & Karen Riley
406 Kevin Zurfluh
408 Lois & John Salmeron

Others Present:

Tom Malmgren

Proxies:

202 for Tom Malmgren
303 for Diane Mayer
304 for Diane Mayer
306 for Diane Mayer
407 for Diane Mayer

With members present and proxies received, a quorum to conduct business was reached. The members acknowledged receipt of the meeting notice.

Reading and Approval of Minutes of the Preceding Meeting

Mark Roffman moved to dispense with the reading of the minutes of the 9/5/09 annual meeting and to accept the minutes as written. Seconded by Lois Salmeron, with unanimous approval.

Report of Officers

Diane Mayer noted the major Board accomplishments for last year.

- A new management contract was negotiated with Carbonate Property Management. Carbonate's increase was held to 1.5%, with a renewal date change to July 1st to coincide with the fiscal year.
- The Board did not increase dues, though some unit amounts may be slightly different from last year. Board philosophy is to assess only when warranted for a big project.
- Roughly \$8,400 surplus funds will be transferred in the Reserve fund this year.
- Rules and Regulations have been revised and tightened around noise limits and hallway clutter. All owners should have copies and they will be on the new website soon.
- A leak in 408 was repaired as a 2 stage process, and hopefully remedied.
- Hot water recirculation issues continue.
- The phone in the elevator had to be replaced.
- The parking lot was seal-coated last year.
- Energy audit: Gary Sodahl noted that \$4,300 of the excess was due to utility savings, thanks to Tom's and Corky's diligence in turning heat down when needed. Once the heat tape is turned on, the electrical goes from \$500/month to \$3,000/month. The garage temperature has been lowered and the door stays open a shorter time. Turning the hot tub temperature down at night does not save because it takes more energy to re-heat it.

--Linda Minson wrote a letter to Copper Mountain management regarding the unsightly conditions at the Edge and the lawn at Copper Springs Lodge last year. She received a letter from Gary Rodgers, saying the resort has spent millions on interior updates at the Edge and plans exterior renovations, but he couldn't commit to a specific timeline. Tom noted there are fewer dandelions at Copper Springs Lodge this summer.

--Installation of a ski rack outside the lobby level locker room.

Manager's Report

--Tom thanked Corky and Sheri for all their hard work keeping the building and yard in great shape.

--A roofing contractor recently remedied the ice build-up problem between the fascia and gutter at a cost of \$2,700.

--The hot water recirculation is still slow in some units, especially when the building is pretty empty. The recirculation pumps are performing as they should.

--Last spring there was minor damage to the garage door, and some stones that were knocked off had to be replaced.

--Hopefully an on-going leak in unit 204 was resolved when 304 replaced their tub and found a drain not properly aligned.

--One washer was repaired for \$600 because the repairman said it was worth it. 2 new washers and 2 new dryers cost another HOA \$3,800 recently. Members noted the current units are not energy efficient or good at cleaning. The Board agreed to look at alternatives.

--Water stains on 4th floor ceiling panels in the hall will be re-painted or replaced.

--Members noted that the deck furniture is very old and worn, and this time of year is best for great bargains.

--Members suggested some trail maps or other artwork would be nice in the building entry.

--Ina Roffman complimented Tom on his excellent staff. Diane added a thank you to Tom, Corky and Sheri for all they do.

--Tom Malmgren presented information on an upgrade proposal through Resort Internet. They would lease the co-ax cable owned by the taxpayers through the Copper Mountain Metro District to deliver wireless internet, cable and digital phone. Advantages: no box or special remote is needed for basic TV; no modem or router is needed for internet; internet speeds increase up to 10Mb at each unit; local service continued with Dave Arneson who knows the buildings and system; more channels + wireless for the same price the association is paying for cable currently; upgrades built into the rates.

--Website: Kyle Smith, who works at Carbonate, has contracted to update the dormant website: www.lodgeatcopperhoa.com. It is up but not complete. Important information and minutes will be there eventually.

--The letter from Summit County Planning was sent to all Copper Mountain owners. It concerned a delay in the start date of the 30 employee units to be built by the North Alpine lot. Tom supports the delay.

--Lois Salmeron moved to approve the 2 IRS resolutions to transfer excess funds to the Reserve or apply them to next year's budget, and to maintain a separate account for future expenditures. Seconded by Mark Roffman and approved unanimously.

Election of Officers: 2 -3 year terms

Diane thanked Gary for his nine years of service to the Board, and when asked about being renominated she said it had been a privilege to be on the Board for 5 years, but it was time for someone new. Gary Sodahl thanked her for all her work, especially during the remodel.

Tom noted that Ted Kravec of #102 had expressed interest in being on the Board. Unfortunately, he was not present. Gary Sodahl's term is up, but he said he would consider staying on the Board. Kevin Zurfluh of #406 said he would be interested. Mark Roffman nominated Kevin Zurfluh; seconded by Wayne Griffith. Ina Roffman nominated Gary Sodahl to stay on the Board; seconded by Kurt Hotto. Wayne moved to cease nominations, and Kevin and Gary were voted unanimously to the Board.

Resort Internet Proposal

Mark Wenzloff and Brian Schultz of Resort Internet noted that their head office is in Frisco; they have 6,000 subscribers from Winter Park to Aspen; upgrades would be seamless in December; that the proposal is a win for them, Copper Mountain Metro District and for the owners and guests who get upgraded services for less money. Units that are rented do best with no box or special remote; and all units in the building would have WiFi up to 10Mb/unit. Owners who live here or do not rent can add additional HD channels with a box for \$8/mo/unit additional or for \$15/mo/unit additional for a DVR, billed to the owner directly.

Diane thanked them for the information and said the Board would consider all options and determine the best way to go.

Old Business

--Kids in the hallway: Mark Roffman suggested owners help by letting renters know if behavior is not appropriate.

--Some decks need re-stained, so let Tom or Corky know. Corky will do them when needed.

--Parking lot will need a major re-surface in the next 1-2 years. The Board will get options and bids.

Adjournment

In order to get to the State of the Resort presentation, Diane adjourned the meeting and invited everyone to the BBQ tonight. The meeting was adjourned at 8:45 am.

Respectfully Submitted,

Thomas J. Malmgren
Managing Agent