

Lodge At Copper Condominium Association
Board of Director's Meeting
Minutes
May 13, 2008

Call to order: The meeting was called to order by Gary Sodahl, president, at 6:04 p.m., per the predetermined time and date established at the last meeting.

Board Members Participating:

Gary Sodahl
Mark Roffman
June Simpson
Diane Mayer
Courtney Haynes St. John

Others:

Tom Malmgren

Old Business:

- 1) Punch List: Diane reported that she reviewed the punch list during her visit to Copper this past weekend. She was generally happy with the progress being made and will update the board and Travis Construction with a list of unfinished or unacceptable items. She highlighted the joint in the lobby floor, the vent under the hot tub deck and cap stones at the entry stairs as being issues that need attention. There is a broken window at the lobby area and the ceiling of the 4th floor hallway has some water stains on three of the ceiling tile. The board asked Tom to look into the water stains to determine if these are a roof or plumbing issue.
- 2) Elevator laminate repairs: Gary updated the board on his discussions with both the elevator maintenance company and the original laminate installer. Both have suggested a long term solution to the scratching of the bottom of the elevator panels would be a stainless steel application over and around the edges of the laminate. Gary also updated the board with information that Corky McDonald, resident manager, had removed the panels and worked on them to remove scuff marks and reglue the edge of the damaged corner. Diane and Tom commented on how good the elevator now looks. After discussion the board voted to defer any action on the elevator surface. We will strive to eliminate future damage from luggage carts and housekeeping carts. If, in the future, it is determined that the stainless steel surface or other alternatives need to be considered the board will do so at that time. Efforts to clean the scuff marks more often will occur.
- 3) Back Deck: This topic was tabled at the last meeting, awaiting the snow to melt enough to look at the existing deck. Corky provided a proposal to replace the deck with yellow pine and felt this could be completed for about \$1,250. After discussion, Diane moved to authorize Corky to proceed with this deck replacement. The motion was seconded by Mark and passed unanimously.
- 4) Portico Floor: Gary reported that Corky had obtained one bid for resurfacing the concrete floor at the entry/arrival area. The bid was \$16,000 to \$18,000. Gary was not comfortable with the qualifications of the company bidding, as their company specializes on garage doors. Tom and Corky will seek additional bids and ideas.

- 5) Bike Rack: As a follow up to the last meeting, Corky supplied Gary with a potential bike rack that could be loaded from both sides. It would cost about \$654 delivered. Gary pursued options on the internet and found a rack that could be acquired locally (Silverthorne) for \$525. June moved that we order the new bike rack from the local company for the \$525. This was seconded by Courtney and passed unanimously.
- 6) Alarm Company: Tom reported that he has not made any progress on this topic, but he will pursue it as a priority.

New Business:

Fire Department Inspection: Corky met with the fire marshall doing the annual inspection of the building. Numerous items will be taken care of or have already been taken care of, such as battery replacement in emergency lights. The larger item that was requested by the fire department inspection is installation of a door between the elevator door and the garage at the garage level. The board questioned the rationale for this door and asked why it was not addressed during the building renovation last summer. Tom stated that he would follow up with the fire marshall and report back the findings. The board was not happy about the potential of having to add this door.

Sauna Repairs: Corky has sanded the interior walls and ceilings of the saunas to remove the graffiti that has been etched into the wood over the years. The second and third floor saunas are completed and look great. The forth floor sauna will be worked on as well. Brighter light bulbs in the saunas have also been installed.

Financial Review: The board reviewed the financial statements that Tom has e-mail to every board member last week. Brief questions and answers were discussed with no major concerns expressed.

Next Meeting Date: The board established June 23, 2008 at 6 PM as the next meeting date and time. This will be conducted by telephone conference call.

Board Member Terms: The board discussed expiring terms that will be upcoming at the annual meeting in September. Both June and Mark have expiring terms. Courtney will have one year remaining, but stated that she will most likely not wish to continue to serve on the board, now that the renovation project is complete. Mark indicated that he would not be interested in running for a full 3 year term, but would like to be considered as a candidate to fill the balance of Courtney's term. Owners having interest in being nominated for the September election of directors are encouraged to let Gary or other board members know.

Adjournment: There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Gary Sodahl, President