

**COPPER VALLEY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 9, 2011**

Call to order:

The meeting was called to order by president, Tim Gehl, at 4:35 PM per the agreed upon time and date by the board of directors. The meeting was held in the office of Carbonate Property Management with Mr. Gehl participating by telephone conference.

Board Members Participating:

Tim Gehl (by phone)
Dan Alexander
Peter Froelicher
John Krone

Board Member Absent:

Tim Goodwin

Others:

Tom Malmgren

Prior Meeting Minutes:

Peter Froelicher moved and Tim Gehl seconded a motion to approve the prior meeting minutes (December 28, 2010). Motion passed unanimously.

Financial Update:

Tom reported that the March 31 quarter end financial statement has not been completed yet, but he will e-mail to the board as soon as Julie (accountant) has it ready. He did report that the HOA had \$31,259.57 in the operating account and \$96,456.25 in the reserve account as of the end of March.

Manager's Report:

Tom noted that the winter was a challenging one with all of the snow. We had the roof shoveled several times, but leaks were at a minimum. Overall things have operated well.

A discussion of the freeze up that occurred in the ceiling of the garage on February 3rd, ended with the board instructing Tom to seek recommendations and bids to correct the ceiling problems of the garage at this area. He will pursue recommendations and get bids back to the board for corrections to occur this summer.

The freeze up and ultimate broken pipe in the ceiling of the laundry room was the next topic. A description of events was discussed. Tom explained that the laundry room was put back together with extra attention to insuring that the room was well insulated and the prior air infiltrations eliminated. The new suspended ceiling will allow more heat into that area than the prior drywall ceiling and everyone involved with the redo was comfortable that a freeze should not occur in the future. As part of this problem, it was also discovered that some animal had entered the ceiling area of the Basement level and was apparently living there. After several days, a raccoon was trapped and relocated.

Recently, Tom reported that he has had discussions with the owner of B-1 regarding snow buildup outside of the window(s) to that unit. Measures have been taken to work on the safety aspect of this, but the amount of snow built up in the yard adjacent to the building from natural snowfall as well as roof shoveling is substantial.

Tom noted that the owner of B-3, again expressed concerns about the cleanliness of the common bathroom on the B-level. Management has continued to address these concerns.

The board asked Tom to have the timer for the laundry room light replaced as it is not functioning properly.

Old Business:

Plumbing in B-level ceiling: Tom reported that he had the asbestos abatement contractor meet him at Copper Valley again two weeks ago. They tentatively scheduled removal of the B-level ceiling between May 10 and 20, the time period that Dan identified when he will be gone. Tom will notify the other owners of the B-level units, since no occupancy on that level will be allowed during the ceiling removal process. Once the ceiling is gone plumbing contractors will be lined up to look at the piping and quickly provide bids to replace the heating piping exposed. When the plumbing work has been completed replacement of the ceiling with a high quality, acoustic suspended ceiling and new lighting will be accomplished.

Tom reported that he did meet with David Andrew of ThyssenKrupp elevator to seek an estimate (as promised at the last annual meeting) for installation of an elevator. Once the information is received he will pass it onto the board.

Resort Internet did complete the transition from the Metro District of operation of the television system on January 3rd. Both the television system and the Wifi installed by Resort Internet are up and operating. The board expressed that the Wifi seems to be slow. Tom will report this to Resort Internet for resolution. Additionally, a request has been received from Resort Internet for approval of the dish location on the building to facilitate delivery of the expanded television service. The board instructed Tom to see if the area around the rear pedestrian door (SW corner of the building) would work. If not, the board was OK with Resort Internet's suggested location; however, the board would prefer not having it where access via the roof was necessary.

Tom reported that several owners did respond to the 'registration of their pets' request that was sent out with the last meeting minutes.

New Business:

A recap of the meeting held on March 31 to discuss new funding ideas for the Resort Chamber was a lively discussion. Dan reported that he did attend most of that meeting and was not supportive of the Resort Chamber dues being increased as proposed. All owners in the Resort are invited to the next meeting scheduled from 9 am to 11 am on April 23rd. Everyone is encouraged to attend and listen to the proposal. The meeting will allow some questions and answers.

It was noted that there are some 'rust like stains' on the floor of the shallow end of the swimming pool. Tom will follow up on this to investigate the cause and report back to the board. Additionally, the board acknowledged the pool cover is in need of replacement and authorized management to purchase two, so that we have a back up. The board instructed Tom to make certain the resident managers open the pool at 4 PM and close it at the posted time. Owners and guests not familiar with the pool cover are contributing to the damage of the cover by not handling it properly. It was also noted that there is an accumulation of dirt on the deep end of the pool. As in prior years, the pool

heat will be turned off the day after the ski mountain closes and will remain off until the Resort opens for the summer in late June.

Tim asked Tom to get the vent cover at the entry lobby of the building repaired or replaced. The current appearance of that area is not good. Covering or modifying the electrical boxes on that wall will also be addressed.

The stairway railings at the main stairway need to be sanded and re-stained or replaced. Tom was instructed to get this done.

The carpeting in the north east stairway is in desperate need of being replaced. The board asked Tom to seek bids and ideas. Dan suggested we look at the flooring used at the Camp Hale Coffee shop in the MAC as a possible product. That area receives a lot of ski boot traffic and has held up well. Tom will report back to the board.

The board asked that the damaged slate tiles at the entry lobby be replaced. It was also noted that more attention to cleaning stains and spills on walls/stairways needs to occur.

The board will look at the website and comment on suggested changes or additions.

Tom reported that the registration of the association with the new state agency requiring all community associations to register has been accomplished. The fee was \$10.

Next Board Meeting:

The board set July 16, 2011 at 4 PM as the date for the next board of director's meeting.

Other:

Tom stated that the resident managers have requested purchase of a new snow blower for next winter. The board authorized Tom to look at spring/end of winter sales and proceed if he finds a good deal.

Adjournment:

Tim Gehl moved that the meeting be adjourned at 5:55 PM. Seconded by John Krone and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Managing Agent

Tim Gehl, President