

COPPER VALLEY CONDOMINIUM ASSOCIATION

ANNUAL MEETING

August 31, 2003

Call to Order

The meeting was called to order by Pres. Sid Linver at 3:35 pm in the Mountain Plaza Building boardroom, Copper Mountain, CO

Introduction of Guests

David Barry, Executive Vice President, Intrawest, Colorado. mentioned that seniors over 70 can no longer ski free on Fridays, Saturdays or Sundays

Steve Paccagnan, Vice President/General Manager, Copper Mountain. accompanied Barry, but didn't speak

Joe Whitehouse, Vice President, Intrawest Resort Development Group, spoke on the development of Parcel J, the lot to the south of Copper Valley and stated that there are no plans at the present time to build there. Intrawest is looking at 3 –5 years out. Pres. Sid Linver appointed a committee to meet with Whitehouse and give input on any future development. The committee consists of:

Diane Linver

Billy Moe

Tim Gehl

Roll Call

A quorum was determined with presence and proxies.

Managers' Report

The Management report is the same as was given at the BOD meeting with some exceptions expressed at the Annual Meeting. Please see the BOD Minutes, August 28, 2003. These exceptions are so noted:

Ving Card Activation – one homeowner suggested that the front door only be locked at night with the hours to be determined – management was directed to note how the other buildings at Copper handle this and report to the BOD

Lobby Up-Date – Management reported that the lobby is improved, but not perfect and discussed the current status and phase II. \$30,629 was spent on the lobby and halls with \$2544.83 left unpaid.

Old Business

Homeowners are asked to contact Tom Malmgren directly with requests and issues that require Management's attention. Joe and Amanda Richmond, the resident building managers, will respond to routine or emergency requirements and report to Tom Malmgren for management to follow up.

Once again unauthorized parking in the outside lot during the winter months is a problem. Homeowners can get from the Management office cards to put in guests' vehicles when parking in the front lot.

New Business

It was noted that the carpet was torn on the stairway to the second floor.

Rental information on Copper Valley will now show that we have an outdoor pool.

A special thank you to Amanda Richmond for handling the details for the après-meeting get together.

Next Meeting

The next annual meeting will be Sept. 5, 2004 – time and place to be determined.

Adjournment

The meeting adjourned at 5:30 pm.

Respectfully submitted by,

Marion Bugher, Sec.