

**TUCKER MOUNTAIN LODGE CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
SEPTEMBER 6, 2009**

**I. CALL TO ORDER**

The Tucker Mountain Lodge Condominium Association Annual Meeting was called to order by Kevin Hoffman at 6:05 p.m. on Sunday, September 6, 2009 in the Tucker Mountain Conference Room at Tucker Mountain Lodge.

Board Members present were:

Kevin Hoffman, President, #202  
Dean Thomsen, #312/402  
Susan Byers, Commercial Representative

Homeowners present were:

Carole Freeman, #211	Karla Klimchalk, #216
John & Lynne Golden, #409	Babes & Cherith Marchase, #427
Terrill & Jan Baner, #501	Rick Gunther, #404
Gary & Tonja Hayes, #502	Mary Ellen & Fred Berkman, #524
Steve Kerschbaum, #512	Bruce Ogin, #101

Representing Copper Mountain were:

Duffy Counsell, Property Manager  
Troy Godsey, Building Superintendent

Erika Krainz of Summit Management Resources was recording secretary.

**II. DETERMINATION OF QUORUM**

With 21.14% of the membership represented in person or by proxy a quorum was reached.

**III. APPROVE PREVIOUS MEETING MINUTES**

Rick Gunther made a motion to approve the minutes of the August 31, 2008 Annual Meeting as presented. The motion was seconded and carried.

**IV. VILLAGE AT COPPER UPDATE**

Peter Siegel from the Village at Copper joined the meeting. He explained that his organization is always trying to improve and the most important thing for him is to be responsive to owners. He encouraged owners to call him at 970/333-0415 with any questions or comments.

Rick Gunther asked about the status of the Village installing lighting in the area in front of the building. Peter said not only is he working with Duffy and the TML Board to add a lamppost by the bench in the Climbing Rock Wall area this Fall, the Village also made some landscaping improvements in the area by the entrance to TML.

All owners should have received a letter regarding changes to the dues for Zone 3 (Lewis Ranch) owners. The dues structure for the Village includes three zones. In 2003 the Board realized that Zone 3 was costing more to operate than the dues being collected so the Zone 3 dues were increased from 25% to 50% to match Zone 2. It was subsequently determined that this amendment was made without the required 80% majority vote in favor so the dues have been changed back to 25% for the third and fourth quarters. A ballot will be sent for owners to re-vote on this issue. New CCIOA regulations have changed the majority needed to 67%. Tucker Mountain Lodge is in Zone 1 and there will be no change to the Zone 1 rate. Peter asked all owners to vote in favor of this proposal and to be sure to return their ballots because unreturned ballots will be counted as "no" votes.

## V. OPERATIONS REPORT

Duffy Counsell asked owners to contact him if they find stress cracks in their walls or ceilings. Duffy reviewed completed and pending projects.

### A. *Completed Projects*

1. Painted the exteriors, jambs and doors in the hallways.
2. Painted the elevator casing, doors and garage elevator lobby doors.
3. Installed teak benches in steam room.
4. Repaired tile in entry vestibule.
5. Did preventative maintenance on the fitness equipment.
6. Replaced baseboard heater in the fitness room and a few baseboards in the hallways that had warped.
7. Resurfaced hot tub with a blue quartz gunnite surface.
8. Adjusted hot tub mechanicals.
9. Painted portico stairwell railings.
10. Repaired fence spindles.
11. Planted more flowers around hot tub.
12. Added some more trash cans around the building.
13. Replaced light diffusers in elevators with styrene light panels.

### B. *Pending Projects*

1. The antiquated phone entry system will be removed and replaced with a simple house phone.
2. The light in the hot tub needs to be replaced.
3. Repair portico stairwell handrail that is separated.
4. Repair third floor carpet transition.

An owner commented that the fan in the north elevator had been on for two days. Troy Godsey said it had just been replaced. He will contact Otis and have them check it.

## VI. RESORT UPDATE

Gary Rodgers, President of Copper Mountain Resorts, joined the meeting and offered to answer owner questions.

An owner asked about the rumor regarding the sale of Copper. Gary said Intrawest was going through a refinancing exercise which may or may not include disposition of some assets. He has made a commitment that if and when there is any factual news, he will do everything in his control to communicate with owners and employees first.

An owner asked about expansion. Gary said infrastructure projects were moving forward but new development was on hold until there is some economic recovery. Current projects include wetlands mitigation in Union Creek, wetlands projects around the golf course, planning trails and open space with the County and taking down the old fire station. Separate from the PUD is a 14 acre expansion of the Corn Lot, with ground breaking slated for this fall. The fire station will be replaced with two tennis courts and parking.

An owner asked about relocating the chapel. Gary said it will not be moved.

An owner asked about police coverage for the Resort. Gary said the new Fire Station will include an ambulance facility, community meeting space and offices for the Metro District. There are no plans to bring a police substation to Copper. One deputy lives on site in a Copper-owned subsidized housing unit.

Gary said it is predicted to be an El Nino year, which means above average snowfall. Snowmaking is scheduled to start in 22 days with opening day on November 6<sup>th</sup>. Race teams from around the world will be training at Copper starting in mid-October.

## **VII. FINANCIAL REVIEW**

The Association ended 2008 \$31,806 over budget, mainly due to fire inspection repairs, plumbing repairs, drywall repairs, snow removal and utilities.

As of July 1, 2009 the Association was \$1,884 over budget in expenses, mainly due to snow removal and labor charges. Utilities were \$5,303 favorable to budget, due in part to lowering the thermostats in the units and common areas to 53 degrees in May and keeping the hot tub closed a little longer than usual. There were no owner delinquencies.

The Reserves should be the next area of focus. As of July 31, 2009 the Reserve balance was \$243,000, equating to 36% of the \$678,000 balance recommended in the Reserve Study. The building is in good condition, however, with no major expenditures scheduled in 2009.

## **VIII. BOARD REPORT**

Kevin Hoffman said Troy Godsey has made a great contribution to the cleanliness and maintenance of the building. He thanked Troy and Duffy Counsell for their efforts.

The Board renewed the management agreement with Copper for three years on favorable terms.

The gas rate has been locked for the coming winter at a seven year low, about 28% less than last year. The rate of \$5.25/decatherm will be effective 10/1/09.

The new lighting in front of the building is a big win for the Association. It will be a safety and aesthetic improvement.

Dean Thomsen said a Reserve Study was commissioned last year. It maps out the upcoming capital expenditures to keep the building sound for the next five years. The figures become staggering over the course of the next 30 years. The carpet replacement is the next major expense. The Board will look at options for the vestibules around the elevators, possibly using tile instead of carpet.

Susan Byers provided a commercial update:

1. The lease for the one commercial tenant in the building, Gravity, is coming up for renewal and they plan to renew the lease.
2. The goal is 100% occupancy in the core. Given the economic circumstances, Copper has fared pretty well. The Copper-operated retail and food and beverage provided some stability.
3. Last year one commercial space turned over (Zizzo). A lease has been signed with the current owners of Alpinista to bring in an absinthe bar called "The Green Fairy".
4. The only vacant commercial space is the old Fall Line space. She has received approval to split the space into two smaller spaces. She hopes to fill one with a high end alpine retailer like Patagonia or Columbia.

## **IX. BOARD ELECTION**

Duffy Counsell did not receive any nominations. Kevin Hoffman indicated he would be willing to run again. There were no nominations from the floor and nominations were closed. Rick Gunther made a motion to elect Kevin Hoffman by acclamation. Carole Freeman seconded and the motion carried.

Duffy Counsell thanked the Board for their objectivity, support and creative thinking.

## **X. OTHER BUSINESS**

### *A. Change Machine*

There is a change machine on the fifth floor. Duffy Counsell said he installed five machines in various buildings and only one is still operational. He concluded it is not worth the effort.

### *B. Direct TV*

Duffy Counsell is close to being ready to present something to the Board for this ski season. The Metro District will also be offering boxes. The Association is paying \$43/unit now for Metro. Direct TV quoted \$47/unit, with no equipment or set up fee and a box in each unit. Rick Gunther was concerned about a dish and the required maintenance. Duffy said the dish would be heated. Incline and

Jack's have both had dishes for three years and have not experienced any problems to date. An owner asked what the motivation was for changing. Duffy said it would provide more HD channels and more channel selection. The digital and HD signal from Metro District are being offered on an experimental basis. In a show of hands, there were not any owners currently in favor of switching to Direct TV.

*C. Garage Door*

An owner asked if the frequency of garage door damage went down this year since adding the cameras. Duffy Counsell said it did. He also moved the activator back a little bit.

*D. Flat Screen Television*

Per last year's minutes, Duffy Counsell was supposed to get bids for flat screen televisions. Duffy asked interested owners to send him an email and he will put them in touch with Mike Dunphy who can assist with purchase and installation. Mike Dunphy can be reached at 719/239-1389. He can also provide a recommendation for a drywall contractor to rework the television cutout in the wall.

*E. Owner List*

Owners can request an owner directory at any time but it only contains information for owners who have authorized the release of that information. Interested owners should email Duffy Counsell. Kevin Hoffman mentioned there was an owner discussion area on the original website but no one ever used it so it was taken down. It would be reactivated if there is interest.

*F. Patio Furniture*

An owner asked about control of the furniture on the patios. Duffy Counsell said the furniture should conform to the lodgepole standard and owners would need to get Board permission to have any other style of furniture.

*G. Supplemental Lighting in Garage*

Dean Thomsen said there was some fluorescent lighting added to some of the walls by Taylor's. The cost to add such lighting for Tucker would be \$8,590. It is not the highest priority for the Board and in a show of hands, five owners were in favor and eight were opposed.

*H. Roof Over Garage Door*

An owner said there was a large ice chunk over the garage door in winter and a loud waterfall when it rains. The draining water is damaging the concrete and wallboard. Duffy Counsell will meet with Todd Morgan and Oz Architecture to look at reengineering the wall to redirect the water.

*I. Handicapped Parking*

An owner asked about the distribution of the handicapped spaces. He said the spaces were rarely used. Duffy Counsell said the number of spaces were defined by the code. He noted that when the garage is full those spaces can be used by owners and management will not tow.

*J. Conference Room Usage*

The Board solicited feedback regarding the current usage the conference room, i.e. put the pool table back in. The room, furniture, and pool table was damaged quite a bit when there was a pool table and the room was unlocked. Rick Gunther said the problem was due mainly to unsupervised children causing damage with or to the pool cues. An owner suggested adding video surveillance and putting the pool table back in. The Board will evaluate further the costs and liabilities, and various suggestions for alternate usage of this space.

*K. Lobby Furniture*

The Board will have the lobby furniture reupholstered or replaced if necessary. There are other higher priority projects and a need to focus on reserves.

**XI. ADJOURNMENT**

A motion was made to adjourn the meeting at 7:50 p.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Approval