

**MOUNTAIN PLAZA CONDOMINIUM ASSOCIATION  
HOMEOWNER MEETING  
August 30, 2008**

**I. CALL MEETING TO ORDER**

The Mountain Plaza Condominium Association Homeowner Meeting was called to order by Tom Hallin at 1:05 p.m. on Saturday, August 30, 2008 in the Jacques Peak Room in the Mountain Plaza Building.

Board members present were:

Tom Hallin, President, #609	Jan Smith, Vice President, #403
Robert Dion, Commercial	Darren Loher, #301
Lynn Paul, Secretary/Treasurer, #407 (via teleconference)	

Homeowners present were:

George & Anne Piner, #305	Joyce & Julie Hyden, # 508
Andrew & Barbara Ruffing, #605	Randy Dessau, #510/426
Debra Reiss, #610	George Hart, #408
Dean & Kathleen Quaranta, #410	

Guests present were:

Howard Beck, Attorney  
Gary Rodgers, President, Copper Mountain  
Laura Baker, Copper Mountain

Representing Copper Property Management were Shedd Webster, David Cozby and Sam Devlin. Margot Mayer of Summit Management Resources was recording secretary.

With 50.63% of the ownership represented in person a quorum was reached. No proxies were received.

**II. APPROVE PREVIOUS MEETING MINUTES**

Randy Dessau made a motion to accept the minutes of the September 1, 2007 Annual Meeting as amended. George Piner seconded and the motion carried.

**III. PRESIDENT'S REPORT**

Tom Hallin reported:

- Bylaws amended and Board expanded to 5 members
- Property management contract in negotiation
- Rules and regulations available on the Associations website [www.copper-pola.org](http://www.copper-pola.org)
- Capital improvements: carpet, hot tubs and security cameras

**IV. FINANCIAL REVIEW**

Lynn Paul reviewed the financial statement.

## V. COMMITTEE REPORTS

### A. *Property Management Selection*

Darren Loher reviewed the process of evaluation prior to the selection of Copper Mountain Property Management.

### B. *Hotel*

Tom Hallin said it was not the right time to consider changing Mountain Plaza to a hotel operation.

### C. *Ongoing Projects*

1. North Roof
2. Roof Leaks
3. Proposal for Heating Engineer
4. Garage Ceiling

### D. Completed Projects

1. Hot tubs are completed.
2. New carpet with a good warranty has been installed on all floors.
3. Many door have been refinished.
4. Painted hallways.
5. Concrete in garage entry was repaired.

## VI. MANAGERS REPORT

Shedd Webster

### A. *Locks*

New keying mechanism with sturdier key cards will be installed in October.

### B. *HDTV Availability*

Copper Metro District will be offering more HDTV channels beginning February 2009

### C. *Roof Repairs*

Shedd Webster said there was significant damage to the north lower roof during the winter. Repairs are being arranged and a claim has been filed with insurance.

### D. *Concrete Deterioration*

Dave Cozby said overall the building was in good shape. Tom Hallin said there was some concrete deterioration in the hot tub area. The concrete has to be maintained.

### E. *Heating System*

The heating is hooked up to a single boiler. Dave Cozby suggested replacing the single boiler with two boilers when it is time to do so.

*F. Lighting*

Randy Dessau recommended installing additional lighting in the garage. A suggestion was made to paint the walls white and to overhaul the existing lights.

**VII. OTHER BUSINESS**

*A. PUD*

Tom Hallin review the PUD and the impact on Mountain Plaza

*B. B Parking Lot*

Tom Hallin said the Association owns the largest share of the B Lot parking structure, and the need for overflow parking is essential

*C. Copper Mountain Retail Spaces*

Randy Dessau commented that retail spaces seem to be dwindling every season and he asked if there were plans for additional retail business. Robert Dion indicated not at this time.

*D. Hallways*

Perhaps art in the hallways

*E. Hot Tubs*

Recommendations were made to add benches, a gas grill, and handrails.

**VIII. RESORT UPDATE**

Gary Rodgers visited the meeting.

**IX. BOARD MEMBER ELECTION**

There were three Board seats up for election and all three Board members were willing to serve another term. There are five voting Board members. There were no nominations from the floor.

Randy Dessau made a motion to re-elect the current Board by acclamation. Andrew Ruffing seconded and the motion carried.

**X. ADJOURNMENT**

Randy Dessau made a motion to adjourn. Andrew Ruffing seconded and with no further business, the meeting was adjourned at 3:01 p.m.

Approved By: \_\_\_\_\_

Board Member Approval

Date: \_\_\_\_\_