

WEST LAKE LODGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
September 2, 2007

I. CALL TO ORDER

The West Lake Lodge Condominium Association Annual Meeting was called to order by Ron Morrill at 8:10 a.m. in the Union Peak Room of the Mountain Plaza Building.

Board members present were:

Ron Morrill, #301/372/374, President	Becky Yessak, #105/176, Secretary
Ken Mitchell, #481/479/483, Director	Bruce Klein, #110/182/184, Treasurer
Frank Addressio, #486/484, Officer	

Owners present were:

Kim Campbell & Steve Nordby, #107/178
Ken & Wende Mourer, #108/307
Kenny Sutton, #109/180
Jackie Klein, #110/182/184
Stephanie Bryon, #208/285
Tamara & Paul Murphy, #208/285
Randy & Lianna West, #209/282
Kirk & Mary Beth Meares, #210/272/274/380
Wendi Mason, #280
Ray & Sandy Kolibaba, #302/306/379/383/371
Laurie Beach, #304/373/375/377
Don Everett, #401
John & Lynne Golden, #404/473/475/477
Ken & Betty Mitchell, #406/481/479/483
Victor Crum & Heather Burlison, #408/485
Barbara Addressio, #410/486/484
Susan Byers, Commercial Units 1 - 7

With 70.51% of the ownership represented in person and by proxy a quorum was reached.

Representing Copper Mountain, Inc. were Shedd Webster and Coly Hope. Erika Krainz of Summit Management Resources was recording secretary.

II. APPROVE PREVIOUS MEETING MINUTES

A correction was noted to the spelling of Frank Addressio's name.

MOTION

- A motion was made to approve the minutes of the September 3, 2006 Annual Meeting as revised.

- The motion was seconded and carried.

III. OPERATIONS REPORT

Coly Hope has taken on the Building Superintendent position after Tom Upton's retirement.

A. Completed Projects

1. Spring cleaning was completed in June.
2. Repaired leaks caused by chimney flashings.
3. Heated gutters added on north side fire escape stair areas.
4. Snow bars added to small roofs to prevent snow sliding.
5. North side exterior windows are being replaced.
6. Exterior of building is being repainted after stucco and wood is prepared in July and August.
7. South side cement areas will be removed and replaced.
8. Damaged south side cement posts are being replaced with metal posts.
9. The Ten Mile Walkway adjacent to the river will be replaced. Bridge End, West Lake, Snowbridge and Copper teamed up to minimize costs for all.
10. Asphalt outside the garage entrance is scheduled for resurfacing in early September.
11. Changed structure of management to provide more professional service.
12. Surface concrete of retaining wall was flaking. It was filled with epoxy cement and will be repainted.

B. Pending Projects

1. Fireplace inspections.
2. Complete capital renovation project on building exterior.
3. Patio decks need to be cleared of obstacles for easy access. Electric grills only are permitted (no charcoal or gas).
4. Replace air handling unit.
5. Reattach heat tape to south side roof.
6. Replace settlement area beams.
7. Build and install two planters on the flat deck above the PO. Add pavers to support tables, chairs and planters.
8. Install steel post verse beams.

An owner commented that the decks were dangerous for small children. Shedd Webster said this issue was being addressed by the Board this fall. The Board has ordered a wire mesh attachment to the railing to reduce the damager of children climbing the railings..

An owner asked if there was a bidding process for projects. Shedd Webster said he tries to get three bids for any projects over \$5,000 whenever possible.

IV. FINANCIAL REVIEW

As of June 30, 2007 the Reserve Fund balance was \$142,000, excluding the Special Assessment and the Reserve Study expense.

V. PRESIDENT'S REPORT

Ron Morrill distributed a written report with photos of the work in progress.

Last year, the windows on the south side of the building were identified as needing replacement so this was done at a cost of \$141,000. There were not any funds allocated for replacement of any windows in the original Reserve Study (the new Reserve Study does include windows).

The concrete walks are deteriorating and bids for replacement were solicited. The bids came in much higher than expected and the Board is trying to get more reasonable bids.

Over the past winter it became evident that north side windows were also in bad condition, so they were replaced at a cost of \$55,000. Exterior painting, stucco repair, cement walkway replacement and patio railing repairs also had to be done at a combined cost of \$190,000. These three major expenses made a Special Assessment of \$250,000 unavoidable.

The Board determined the amount of the Special Assessment by adding up all the projects that were not funded or inadequately funded. The Board opted to negotiate with two banks for a loan for the funds. Ultimately, over 2/3 of the assessment was paid by the owners by the end of August. Owners were given the option of paying over three to five years at about the same rate of interest the bank would charge the Association. With only 1/3 of the total assessment still due and payment commitments from owners it may not be necessary to get a loan. Receipt of \$200,000 by October would fund the projects until next year.

The Board met in the spring and all owners should have received copies of the minutes but they were inadvertently not distributed. They could be posted on the Copper/POLA website.

Ron Morrill recommended formation of a two or three person committee to review the new Reserve Study and to add or remove projects as needed.

Frank Addressio said the Reserve Study was received in April, but he believes it is somewhat flawed. It revealed that the building is aging and the Reserve balance is too low.

An owner said the Board should compare the Association dues with other properties.

An owner felt the projects should have been postponed for another year. The Board said the main problem was that project bids came in higher than projected. Additionally, it

was pointed out the cement became a community project and the Association joined in to benefit from the lower price. The Board acknowledged that they did not communicate well with the owners.

An owner said the cause of many problems was related to the roof over hang was related to staining and water marks on the new windows caused by run off. The Board stated we could look into extending the roof, but that would be very expensive. The Board stated that it would continue to monitor the roof and repair or replace it when appropriate.

Volunteers for the Building Improvement Committee were:

Kim Campbell,
Wendi Mason,
Kenny Sutton, Susan Byers and
Ken Mourer
Shedd Webster as facilitator.

Formation of another committee was proposed to look at possibly changing the color of the building the next time it is painted. There were no volunteers from the membership but owners were encouraged to consider serving.

There was general discussion about heating system leaks. Shedd Webster said he was not aware of any trend of leaks in the building. There are occasionally leaks in the glycol system but this is related to the age of the pipes.

An owner asked how many units were rented and what the guest feedback was. An owner said she worked in Lodging in the past and many guests preferred West Lake units because of their size as compared to the new units.

VI. RESORT UPDATE

Gary Rodgers introduced Kelly Keeffer, the new Vice President of Operations, and opened the floor to owner comments and questions.

An owner asked about on mountain improvements. Gary said there was a new gladed run between Rosie's and the A Lift. There was also replacement of snowmaking pipe and wiring on the mountain.

A Board member said he hoped the service and quality did not suffer due to the buyout by Fortress. Gary said the goal is to improve services and grow the team. Gary added that Fortress is not involved in the day to day operations of the Resort.

Another Board member asked about bringing a new hotel to the Resort. Gary said a hotel would be critical to the Resort. There have been positive preliminary discussions and there should be some options. He can not commit to a timeline, but he said it was one of his highest priorities to bring to fruition as soon as possible.

An owner commented that the housekeeping had deteriorated and several other owners agreed.

The Board asked if the Resort would break even with the weekend activities. Gary said the events were organized by The Village Association. The events are not meant to be a profit center. The team will be reviewing the summer activities after Labor Day.

VII. NEW BUSINESS

The owners recognized Coly Hope and Shedd Webster for their work on the Association's behalf.

VIII. BOARD MEMBER ELECTION

Ron Morrill's term will expire next year and he said he would not be running again. He asked owners to consider running for a Board seat.

There were two Board seats up for election. There are five voting Board members. Don Bryan and Becky Yessak were not running for reelection.

Sandy Kolibaba, Tamara Murphy, Laurie Beach and Steve Nordby (who is an employee resident) were nominated.

Secret ballots were distributed and tallied.

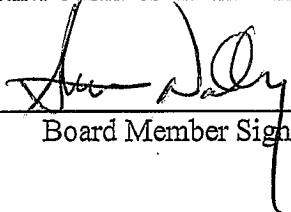
- Steve Nordby and Sandy Kolibaba were elected to serve on the Board.

IX. OTHER BUSINESS

Ken Mitchell said some employee owners had complained about the 3% cap on appreciation of their units. He researched the issue and was told by Peter Siegel there was no cap but there are other restrictions related to the occupant.

X. ADJOURNMENT

With no further business the meeting was adjourned at 10:50 a.m.

Approved By:  Date: 11/14/07
Board Member Signature