

**CEDAR LODGE
ANNUAL MEETING
JUNE 8, 2013**

CALL TO ORDER

Steve Konecny called the meeting to order at 10:03 am.

PROOF OF NOTIFICATION / PROXY COUNT

Property Manager Deb Borel of Summit Resort Group examined the Meeting Registration and counted proxies. Six units were represented in person with proxy votes assigned. Twenty-seven units were represented constituting a quorum.

INTRODUCTIONS

IN PERSON:

205 – Eugenie & Ernie Sanchez
220 – Steve Konecny
320 – Mel Walden
211 – Colette Smith
219 – Shannon Lamkin
214 – Bruce Rindahl and Angela Burdick

REPRESENTED

BY PROXY:

201 – Jim Hobbs
206 – Kirk Dice
207 – Yenowine/Rhodes
208 – Bud San Juan
209 – Zavodsky
212 – George Harenberg
213 – Jeff Covey
206 – Minakshi Ghuman
218 – Tim Lane
221 – Roger Gooch
301 – Catherine Shenk
302 – Lynda Black
303 – Mike Jedd
305 – Mike Jedd
306 – Angelo/Strong
307 – Mary Thoms
309 – Anthony Cavaliere
310 – Jim Hobbs
311 – Wathen / Ellis
312 – Dale Falini
313 – Andy Blumenthal
314 – Joseph Kenney
315 – Julie Werner
316 – Jim Hobbs
318 – Gale Glasson
319 – Michael Brockman
321 – Jim Hobbs

Peter Schutz, Deb Borel and site manager, Chris Trettel were present representing Summit Resort Group Management.

APPROVE MINUTES

The Annual Meeting Minutes dated June 9, 2012 were reviewed. Mel Walden moved to approve the minutes from the June 9, 2012 Annual Owner Meeting. Angela Burdick seconded and with all in favor, the motion carried.

FINANCIAL REPORT

2012 Fiscal Year end, December 31, 2012, Financial Report

December 2012 Balance sheet reports \$4,817.40 in operating, \$51,197.20 in the reserve account and \$3,373.70 in the Reserve Hot tub account.

December 2012 P &L states that Cedar Lodge closed the 2012 fiscal year \$799 under budget in operating expenses.

The 2012 year-end tax return was prepared with the Association owing or receiving \$0.

Financial Report as of April 30, 2013 close

April 30, 2013 close financials report that Cedar Lodge has \$2,725.11 in the Operating account, \$54,532.09 in the reserve account and \$3,796.46 in the Reserve Hot Tub Account.

April 30, 2013 Profit and loss reports that Cedar Lodge is \$49 under budget in year to date operating expenses.

All reserve contributions and hot tub reserve fund contributions have been made in 2013.

Mel Walden certified that the budget is in balance. The reserve fund status is in good shape and noted that the reserve and reserve hot tub accounts are separate. There are currently no collection problems.

Owners reviewed the reserve budget. Steve Konecny explained to the owners how this budget is created and reviewed each year at the budget meeting.

Hot tub is currently operational and working without problems.

Increased elevator costs were for code compliance as well as upgrades.

To keep costs down, each year one side of the building is stained, instead of having it all done at once.

Angela Burdick moved to approve the financials as presented. Shannon Lamkin seconded and the motion carried.

MANAGING AGENTS REPORT

Deb Borel presented the managing agents report, Cedar Lodge year in review as follows:

Completed Projects

- Ongoing website updates in an effort to maintain regulatory compliance
- Power washed garage
- Deep clean of common areas completed
- Annual elevator inspection
- Tree spraying, feeding
- Insurance renewal
- Fireplace and chimney and garage door annual inspections
- Hallway and lobby carpets cleaned
- House Rules update
- Sent out owner survey to update records
- Sent out owner survey regarding window and door replacement – owners discussed the results of the survey.
- Contacted owners of second floor alley units regarding bay windows
- Installed new hot tub cover
- Confirmed Amendment to Cedar Lodge Condominium Association Documents to remove reference to Condotel
- Sent letter to owners with clarification of insurance coverage and boards recommendation of interior contents and liability owner coverage.

Pending Items

- Exterior painting – This summer, the west side of the building will be painted.
- Garage concrete pad painting
- Elevator repairs and upgrades
- Parking lot striping
- Seasonal inspection of roof heaters

NEW BUSINESS

- A. Steve Konecny thanked owners, board and SRG staff for their involvement with the association.
- B. Mel Walden explained the reserve plan to the owners. Steve Konecny explained that as of 2013, \$14,920 per year is placed into reserves.
- C. Roof Replacement / Dues Increase
 - a. An updated roof report will be available by the next board of directors meeting. The last report indicated that the remaining life span for the roof is approximately 5 years. The cost to replace the roof is \$75,000 in today's cost. Each year the roof will be inspected to determine its remaining life.
 - b. The board does not want to have a special assessment to pay for the roof, but would rather increase the dues contribution to the reserve account. The board will make a decision at the annual budget meeting to determine how to proceed. The owners reviewed the Capital Reserve and Expenditures options and Steve explained that the spreadsheet only addressed the roof costs and increase to dues. Inflation of expenses may also need to be considered.

- c. Roof heaters are not used often and they have lasted quite well.
- d. Roofing bids will be obtained when it comes time to replace the roof.
- e. Bruce Rindahl asked that a professional reserve study be done. The board looked at hiring a professional reserve study company several years ago, and decided against it. The board will put this on the agenda for the next board meeting. Bruce reiterated that the board seriously consider a professional reserve study.
- f. Shannon Lamkin agreed that it is easier to pay monthly with gradual increases to dues and not have a special assessment.
- g. Collette Smith suggested removing the hot tub. The owners have discussed this at past annual meetings and a survey has been taken regarding the hot tub removal. The owners that rent their units are not in favor of the tub removal. Units have better rentals when there are amenities, like a hot tub. Another survey will be sent to owners regarding closure of the hot tub. This will be placed on the agenda for the next board meeting. Owners will contact Deb Borel if they have comments/questions.
- h. SRG will put an inflation factor on all reserve expenses in the spreadsheet before the November budget meeting.
- i. Owners are welcome to contact SRG with their thoughts regarding the proposed dues increase amounts. Shannon Lamkin prefers that there be a balance of \$45,000 in the reserve account after the roof is replaced. Bruce Rindahl believes that the balance at the time of roof replacement should be higher than \$30,000.
- j. A dues comparison sheet will be available on a price per square foot basis as well as breakdown of amenities at next year's annual meeting. It will also be available for the board at the next board of directors meeting.

D. Rental Policies and Procedures

- a. Peter Schutz discussed the Crime Free lease addendum for crime-free/drug-free housing.
- b. The board is moving towards trying to remove any illegal activity from the building.
- c. An attorney will review the lease addendum before being adopted by the board.
- d. Some associations have adopted a smoke free building policy. Several of the owners are in favor of this. Enforcement of this may be a problem.
- e. Mel Walden suggested amending the declarations to include the smoke free building, grandfathering the current owners in. This will be placed on the agenda for the next board meeting. If there are other things that need to be changed in the declarations, they will be reviewed at the next meeting.

E. Insurance

- a. Peter Schutz explained the insurance coverage's that are necessary for owners to carry. (HO6)
- b. SRG will ask Strong Insurance if there would be a discounted rate if there were multiple owners that took advantage of this insurance.

ELECTION OF DIRECTORS

The terms of Steve Konecny, Catherine Shenk and Mel Walden expire this year and there is a need to fill one vacant position. Catherine Shenk declined to serve on the board due to work conflicts. Angela Burdick nominated Shannon Lamkin. Steve Konecny nominated Collette Smith. Steve Konecny and Mel Walden are willing to continue their service. With no other nominations, Angela Burdick made a motion to close the nominations. Eugenie Sanchez seconded and with all in favor, the motion carried. Angela Burdick made a motion to have Collette Smith occupy the vacant position with the term to expire in 2014 and Shannon Lamkin to fill Catherine Shenk's two year term, to expire in 2015. Eugenie Sanchez seconded and the motion carried.

Steve thanked Catherine Shenk for her service.

NEXT MEETING DATE

The 2014 annual owner meeting will be held on Saturday, June 7, 2014 at 10 am.

ADJOURNMENT

With no further business to discuss, Mel Walden moved to adjourn at 11:49 am. Shannon Lamkin seconded and the motion carried.

Minutes Approved By

Date