

**CEDAR LODGE
ANNUAL MEETING
JUNE 7, 2014**

I. CALL TO ORDER

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

II. PROOF OF NOTIFICATION / PROXY COUNT

Property Manager Deb Borel of Summit Resort Group examined the Meeting Registration and counted proxies. Five units were represented in person with 26 proxy votes assigned. Thirty-one units were represented constituting a quorum.

III. INTRODUCTIONS

IN PERSON:

306 – John Angelo
220 – Steve Konecny
320 – Mel Walden
214 – Bruce Rindahl and Angela Burdick
219 – Shannon Lamkin

REPRESENTED

BY PROXY:

201 – Jim Hobbs
202 – Tim/Susan Grade
203 – Michael Russell
206 – Kirk Dice
207 – Yenowine/Rhodes
208 – Bud San Juan
219 – Zavodsky
211 – Colette Smith
213 – Jeff Covey
216 – Minakshi Ghuman
221 – Roger Gooch
301 – Catherine Shenk
302 – Lynda Black
303 – Charles/Juanita Stott
305 – Carol Jedd
307 – Mary Thoms
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.

IV. APPROVE MINUTES

The Annual Meeting Minutes dated June 8, 2013 were reviewed. Angela Burdick moved to approve the minutes from the June 8, 2013 Annual Owner Meeting. Mel Walden seconded and with all in favor, the motion carried.

V. FINANCIAL REPORT

Summit Resort Group reported on the following:

2013 Fiscal Year end, December 31, 2013, Financial Report

December 2013 Balance sheet reports \$4,918.09 in operating, \$54,149.09 in the reserve account and \$5,063.77 in the Reserve Hot tub account.

December 2013 P &L states that Cedar Lodge closed the 2012 fiscal year \$3,172 over budget in operating expenses.

The 2013 year-end tax return was prepared with the Association owing or receiving \$0.

Financial Report as of April 30, 2014 close

April 30, 2014 close financials report that Cedar Lodge has \$1,330.86 in the Operating account, \$52,613.64 in the reserve account and \$3,451.31 in the Reserve Hot Tub Account.

April 30, 2014 Profit and loss reports that Cedar Lodge is \$399 over budget in year to date operating expenses.

Two months of reserves contributions and three hot tub reserve contributions have not been made in 2014. Insurance is due in full in April, so as the year progresses, the contributions will be made, as cash is available.

Beginning on January 1, 2014, dues were increased to \$263 and \$306, depending on size of unit. This increase is to help build reserves for imminent roof replacement in the future.

Reserve Contributions this year included elevator upgrades and kitchen remodel.

Next year is a Reserve-building year, with no projects scheduled.

Hot tub is currently closed for the season.

Mel moved to approve the financials as presented. Shannon seconded and the motion carried.

VI. 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
- Added Crime Free Addendum to the website
- Power washed garage
- Deep clean of common areas completed
- Annual elevator inspection
- Elevator repairs and upgrades
- Insurance renewal
- Fireplace and chimney and garage door annual inspections
- Hallway and lobby carpets cleaned
- Garage concrete pad painting
- Parking lot re-striping
- Elevator window cleaning
- Kitchen remodel complete
- House Rules update
- Installed new hot tub cover and implemented new Hot Tub Schedule
- Roof inspection
- Added mulch
- Contacted owners of second floor alley units regarding bay windows
- Tree spraying, feeding

Pending Items

- Exterior painting – This summer, the front of the building will be painted.
- Seasonal inspection of roof heaters

VII. NEW BUSINESS

- A. Storage units – There are currently seven storage units in Cedar Lodge that are available for owners to rent, none of which are rented. In the Board meeting preceding the annual meeting, it was decided that there would be a price adjustment on the cost of the storage units. The prices have had an annual decrease to \$500 for a small storage closet, \$700 for a medium one, and \$1,000 for a large one. This will be implemented immediately. After owner discussion, **Bruce Rindahl made a motion that the prices are decreased even further, to \$300 for a small unit, \$400 for a medium unit and \$600 for a large one. John Angelo seconded and the motion carried.** Mel made a motion that the lease agreement be changed to an indefinite time period with the price determined at the renewal time period. There was no second and the motion failed.
- B. Laundry Machine – Cedar Lodge makes no money from the machines.
- C. John Angelo's tenant has an issue with the pot smoking in the building. John Angelo asked if the Cedar Lodge building could be deemed a smoke free building. Peter explained that the association's legal council determined that it is not legal to prohibit smoking in individual units. The only way that the building could be deemed a no smoking building is to change the Declaration. Owners are subject to a fine if passive smoke

enters the hallway or other units and it becomes a nuisance. Owners or tenants that are having an issue with it are advised to call SRG to file complaints. SRG and the Board will continue to monitor this situation.

- D. Parking lot flooding – the parking lot is not connected to the storm drain and it occasionally has high water, several inches deep. When it begins to flood, SRG pumps it out with a hot tub pump. SRG will call Ace Sewer and Drain to see what they charge to pump out the drain. Bruce suggested a long-term solution would be to get a Water Quality Grant to have the parking lot fixed.

- E. Steve thanked SRG and the Board for their service.

VIII. ELECTION OF DIRECTORS

The terms of Colette Smith and Angela Burdick expire this year. Colette Smith declined to serve on the board for another term. Angela Burdick is willing to continue her service. Angela as thanked for her willingness to serve another term.

Steve thanked Colette Smith for her service.

IX. NEXT MEETING DATE

The 2014 annual owner meeting will be held on Saturday, June 6, 2015 at 10:00 am.

X. ADJOURNMENT

With no further business to discuss, Shannon moved to adjourn at 10:49 am. Angela seconded and the motion carried.

Minutes Approved By

Date