

**CEDAR LODGE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
June 9, 2018**

**I. CALL TO ORDER**

The meeting was called to order by Steven Konecny at 10:00 a.m. at Cedar Lodge.

Board members present were:

Steven Konecny, President, 220

Kristin Decker, Vice President, 317

Brennan Arnold, Secretary/Treasurer, 306

Angela Burdick, #214

Shannon Lamkin, 219

Owners present were:

220 - Susan Konecny

214 - Bruce Rindahl

320 - Melvin Walton

314 - Jody Kenney

221 - Roger Gooch

210 - Charity Merritt

Proxies were received from:

201 – Jimmy Hobbs

204 – Genie Sanchez

206 – Kirk Dice

207 – Yenowine/Rhodes

208 – Bud San Juan

209 – Bob Zavodsky

211 – Dan Haugh

217 – Ed Wright

301 – Norman Shenk

302 – Linda Black

304 – Jeffrey Beavers

305 – Heather Ogren

308 – Carol Tedrow

310 – Jimmy Hobbs

312 – Dale Falini

313 – Andy Blumenthal

316 – Jimmy Hobbs

321 – Jimmy Hobbs

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

**II. PROOF OF NOTIFICATION/PROXY**

With nine units represented in person and eighteen proxies received a quorum was confirmed.

**III. APPROVE MINUTES OF LAST ANNUAL MEETING**

Deb Borel noted a correction to the names in the Election of Officers. Shannon Lamkin and Kristin Decker should be switched.

Melvin Walden motioned to approve the minutes of the June 10, 2017 Annual Meeting as amended. Brennan Arnold seconded and the motion carried.

**IV. FINANCIAL REPORT**

*A. 2017 Fiscal Year-End Financials*

Deb Borel reported that at the end of the 2017 fiscal year (12/31/17) the Operating cash balance was \$13,971, the Reserve balance was \$114,174 and the Hot Tub balance was

\$9,942. The Association ended the year \$2,109 over budget in Operating expenses due to higher expenses for snow removal.

**B. 2018 Year-to-Date Financials**

As of April 30, 2018, the balances were \$18,825 in Operating, \$92,866 in Reserve and \$10,513 in Hot Tub. The Association was operating \$1,467 under budget in expenses and all Reserve contributions have been made. There were no delinquent owners.

**C. Roof Update**

Including the 2018 expenditures, the projected year-end Reserve balance is \$106,854. Turner Morris provided a report two weeks ago and indicated the roof should last until at least 2019. The replacement cost is estimated to be \$100,500. If it is replaced next year, the Reserve balance would be approximately \$28,845 at year-end. An independent contractor will be hired at cost of about \$450 to provide a recommendation for the optimal replacement material.

**D. Hot Tub Update**

The annual Hot Tub Fund contribution is \$1,692 and the current balance is \$10,513. The projected replacement cost is \$50,000. Repairs are made on an ongoing basis as necessary. When hot tub replacement is imminent, an email will be sent to owners listing the funding options. Jody Kenney said based on the poor condition, it was not an amenity at this point. He suggested sending photos with the funding information.

**V. MANAGER'S REPORT**

Deb Borel said the elevator is inspected annually. This year the cost estimate for the required repairs was \$1,920 plus \$250 for lights. The elevator contractor used the work on the Cedar Lodge elevator as a training opportunity and did not charge anything for the repairs. The Association did pay for the lights.

**A. Completed Projects**

1. Updated website on an ongoing basis to maintain compliance.
2. Power washed garage.
3. Painted stripes in garage.
4. Completed the deep clean.
5. Renewed the insurance.
6. Annual inspections of fireplaces, chimneys and garage door were completed.
7. Annual inspection of elevator was completed.
8. Cleaned the carpet.
9. Crack filled and seal coated the asphalt.
10. Cleaned the elevator window.
11. Inspected and maintained the roof as needed.
12. Inspected roof heaters and replaced two of them.
13. Inspected and maintained the fire extinguishers.

**VI. OWNER EDUCATION**

Deb Borel provided an update on precautions related to use of social media and wire fraud.

## **VII. NEW BUSINESS**

### **A. *Roof Heater Update***

Two roof heaters were replaced in March after they failed in December. The cost was about \$28,000. Deb Borel recognized the Board for their time spent on this project.

### **B. *Insurance***

Crime and fidelity coverage has been added to the insurance policy.

### **C. *Board Meetings***

Bruce Rindahl requested that the Board explore options for owners to participate electronically during Board Meetings. Jody Kenney said Google Hangouts and Google Meet are free services. He volunteered to consult with the Board on this issue.

### **D. *Internet***

Roger Gooch asked if internet could be added to the Comcast package. Deb Borel said owners can add it individually. The bulk price is only available if all owners participate and based on previous surveys, there are some owners who are not interested in paying the extra cost.

## **VIII. APPOINTMENT OF DIRECTORS**

The terms of Kristin Decker and Angela Burdick expired. Angela stated that she would not be running for re-election. Kristin was willing to run again. Melvin Walden and Jeffrey Beavers have expressed interest in running.

Shannon Lamkin motioned to nominate the three candidates. Brennan Arnold seconded and the motion carried.

Secret ballots were distributed and the results were tabulated by Deb Borel and Kevin Lovett. Kristin Decker and Jeff Beavers were elected to the Board. Melvin Walden was thanked for volunteering and Angela Burdick was recognized for her service on the Board.

## **IX. SET NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, June 8, 2019 at 10:00 a.m.

## **X. ADJOURNMENT**

Kristin Decker motioned to adjourn at 10:43 a.m. Bruce Rindahl seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

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