

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING

January 21, 2012

**I. Call to Order**

The meeting was called to order at 10:00 pm. Board members present via Skype were Steve Konecny and Catherine Shenk. Mel Walden was in attendance in person. Representing SRG were Kevin Lovett and Deb Borel.

**II. Roll Call/Quorum-** A quorum was present.

**III. Owners Forum-** Notice of the meeting was posted on the website. No owners, except board members, were present.

**IV. Approval of Minutes** - The next item of business was the review November 11, 2011 Board meeting minutes. **Mel made a motion to approve the minutes as written. Catherine seconded and with all in favor, the motion carried.**

**V. Financial Report** – Kevin reported on March 2011 close financials as follows:

**Kevin reported on the December 31, 2011 close financials as follows:**

- December 2011 Balance sheet reports \$2,218.75 in operating and \$52,570.19 in the reserve account and \$1685.38 in the hot tub account.
- December 2011 P &L states that Cedar Lodge closes the year \$789 over budget year to date in operating expenses. Areas of major overage / underage are:
  - 501 Utilities \$1015 under
  - 505 snow removal \$1849 over
- Reclassifications approved at the 11/12/11 meeting have been completed.
- All reserve contributions have been made
- All hot tub reserve contributions have been made

**Mel made a motion to approve the financials as presented. Catherine seconded and with all in favor, the motion carried.**

- Approved 2012 budget in place

**VI. Managing Agents Report**

Completed Items

- Front door entry lock was replaced
- Entry Punch lock code was changed
- Carpet spot clean has been completed
- Common area "deep clean" completed
- Governing document "audit" - all required docs in place

Report Items

- Board discussed the "second round" of gas grills/propane tanks permitted on unit deck survey results.
  - In favor or prohibiting gas grills on decks -10
  - Opposed to prohibiting gas grills on decks -10

**Steve made a motion to leave the house rules "as is" regarding propane gas grills on the decks, with the option to revisit issue at a later date if necessary. Catherine seconded and with all in favor, the motion carried.**

- Front door weather stripping will be adjusted to make the door close more easily

## **VII. Old Business**

- Storage room rentals-
  - Board reviewed the letter that will go to owners regarding rental of storage rooms and the rental agreement that was drafted by attorney.
  - Association will have access-owner to provide key to be kept in SRG office in case access is necessary. This will be added to section 7 of the rental agreement.
  - If more interest than rooms available is shown by owners, a lottery system will be used. Lottery winners will have a 1 year lease term with the option of one additional year if desired. A three month notice that the term is expiring will be sent to owners.
  - SRG will send letter to owners informing them that the storage rooms are available for rent. The deadline is February 28, 2012 for owners to respond in writing that they are interested in the storage room rentals. The lease will begin on March 1, 2012.
  - Rental update will be placed on the agenda every meeting
  - Another account will be placed on the income statement of the financials.

**Steve made a motion to approve the rental of three storage units as outlined above. Catherine seconded and with all in favor, the motion carried.**

- House Rules –
  - Board will review the house rules, with particular attention to the "Parking" section and email recommendations to Kevin for discussion at next board meeting.
- Sliding glass door replace bid -
  - Board reviewed bids for sliding door installation-bulk and individual
  - SRG will bring sample frames for proposed doors/windows to next BOD meeting.
  - SRG will give Board directions to show room in Denver to see the product in person.
  - SRG will ask contractor to come give presentation at next meeting.
  - Board will select "pre-approved" replacement slider doors and windows.
  - Owners are required to submit written request for slider door and window replacement prior to proceeding with order or installation. Criteria for approval will be based on maintaining exterior appearance uniformity.
  - Upon product review, a mailer will be sent to owners outlining slider door and window replacement process and a "bulk" replacement option will be made available.

## **VIII. New Business**

- Catherine made a motion to appoint Mel as Secretary of the board along with his current Treasurer position. Steve seconded and with all in favor, the motion carried.
- In Steve's absence from January 30-February 10, Catherine will be available if needed.

**IX. Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held Saturday April 28, 2012 at 10 am.

**X. Adjournment-** With no further business, Mel made a motion to adjourn the meeting at 11:15. Catherine seconded and with all in favor, the motion carried.

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

Board Member Signature

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