

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 23, 2010

The meeting was called to order by at 10:15 am. Board members present were Steve Konecny, Mel Walden and Lynda Black. Kevin Lovett and Peter Schutz were present on behalf of Summit Resort Group.

I. Owners Forum- Notice of the meeting was posted on the website; no owners other than Board members were present.

II. Approval of Minutes - The next item of business was the review of the 10-10-09 Board meeting minutes. The minutes were approved a written.

III. Financial Report – Kevin Lovett reported on December 2009 close financials as follows: December 31, 2009 Balance sheet reports \$4,709.23 in operating and \$50,567.30 in the reserve account.

December 31, 2009 P &L states that Cedar Lodge closes the year \$492 under budget year to date in operating expenses. Main areas of overage include R & M \$1722 over (\$1200 carpet clean and \$1200 sewer pumping, \$635 parking lot striping) and Rec Room and Hot tub \$1147 over. Areas of significant underage include Utilities, Insurance and Contingency.

SRG reported that Operating cash flow was low in October and November; this resulted in not making the reserve contribution for 2 months of 2009. The owner of 2 units is approximately \$2000 behind in accounts receivable; it was noted that this contributes to the low cash flow issue. SRG has assessed the unit owner late fees and will contact the Owner to prompt payment; in accordance with the collection policy, one more month of non-payment will result in liens filed. The Capital Projects plan has been adjusted to reflect the non-transfer of the 2 months of reserve contributions.

To further assist in correction of low cash flow, the Board revised the 2010 operating budget to reflect \$12,000 of annual reserve contributions (down from \$14,508). \$1500 will be budgeted to be contributed to the reserve account on all months (8 months in total) that are not months in which the quarterly water and sewer bills are paid.

IV. Managing Agents Report

Kevin Lovett gave the following managers report:

Completed Items:

-Rug Service Cancelled, new rugs purchased. This will save association \$1296 annually.

-Trash Dumpster change out. The 4 yard container has been replaced with a 6 yard container. This has allowed us to decrease our pickup schedule to one time per week saving the association \$54 per month. It was also noted that the new container has solid lids which conceal the actual trash much better.

-Mailer to owners sent. A mailer was sent to all owners which included the 2010 budget, new association insurance provider and house rules reminder.

Report Items

Association Insurance switched to Farmers Insurance. Annual premium is \$5929 (it was noted that \$6564 was budgeted for 2010). SRG will send President Steve a copy of the new insurance policy. SRG will also have Farmers Insurance send out a letter to all Cedar Lodge Owners informing them of the association insurance coverage and serve as a reminder that all unit owners must carry insurance for their unit interiors and liability.

Deck Railing condition – The deck railings (and deck surfaces / spindles for that matter) are in need of a thorough scraping and staining. While prepping for paint, loose nails must be re-nailed. SRG will talk with painters about priming prior to painting.

Complex Rekey – SRG presented a cost estimate to rekey the entire building. Due to the expense, SRG will contact A & M Lock to inquire on a set “rekey day”, where A & M Lock would come to Cedar Lodge and rekey units at a discounted price for all owners interested and at the individual owners expense; the idea is that the service would be discounted as a number of owners would do the rekey all on the same day. This will be further discussed at the April Board meeting.

Dumpster Enclosure – SRG presented preliminary cost estimates to build an enclosure around the dumpster. Based on cost estimates received, the Board agreed to not pursue this further at this time.

Change Machine / Vending Machine- SRG presented the option of adding a change machine for a cost of \$150 per month; the Board agreed to not pursue this. SRG was instructed to have the vending machine removed. The Board discussed the laundry machines and expressed dissatisfaction with the price to do a load of laundry. SRG was instructed to do the following with regards to the laundry machines:

- contact the laundry machine provider and ask them to drop prices
- if they are unwilling to drop prices, offer to drop profit to Cedar Lodge to \$0 in exchange for lowering the cost per load
- offer to purchase the existing laundry machines, find out how much
- SRG will check to see if another SRG managed property is interested in selling their old machines

It was noted that the ultimate goal is to lower the price per load for Cedar Lodge users.

V. Old Business

Capital Projects Plan Review- the Board and management reviewed the capital project planned for 2010 to include: Interior Hallway painting, Front of building (parking lot side) exterior staining, Concrete walkway extensions (back of bldg).

Interior Hallway painting – the Board reviewed bids and options to paint the interior hallways as well as to treat the woodwork in the hallways. The Board directed SRG to obtain revised proposals from the painters to include:

Painting of:

- entry lobby (in between double set of doors)
- main lobby (do not include the dark colored accent walls)
- clubhouse (do not include the dark colored accent wall)
- bathrooms
- main stairwell going from 1st floor to 2nd floor
- 2nd floor
- main stairwell going from 2nd floor to 3rd floor
- 3rd floor

The Board viewed paint color samples and agreed to proceed with Dhurrie Beige, SW 7524 on walls and ceilings.

Woodwork treatment of:

- all wood doors
- all wood trim
- all wood thresholds
- all wood rails

The above woodwork will be bid with stain, paint and restore.

SRG will complete a sample of the woodwork treatment once additional information is gathered.

Exterior Building Staining – the Board reviewed proposals submitted for exterior building staining on the front (parking lot) side.

Concrete Walkway extensions – Mel Walden moved to table the decision on whether or not to complete the concrete walkway extensions till the June Board meeting; the motion was seconded and passed. Depending on available funds, this project may be funded out of the operating account.

VI. New Business

HB 1359 Reserve Policy – The board reviewed the prepared Reserve Study Policy; Mel Walden moved to approve; the motion was seconded and passed.

Comcast Cable TV – SRG presented the current Comcast TV contract summary and renewal proposal from Comcast. The Current agreement does not expire until January of 2012. Mel Walden moved to continue with the current agreement at the present time and to upgrade the clubhouse TV to HD if possible; Steve seconded and the motion passed.

2010 Annual Meeting Date- The Board rescheduled the meeting to June 5, 2010; the Board will meet at 9:00 am and the Annual meeting will begin at 10:00 am.

VII. Next meeting date – The next regular Cedar Lodge Board of Directors meeting will be held at 10:00 am on Saturday April 24, 2010.

VIII. Adjournment- the meeting adjourned at 1:00 pm.