

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2009

The meeting was called to order by at 10:10 am. Board members present were Steve Konecny, Catherine Shenk, Linda Black and Mel Walden. 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 6-27-09 pre and post Annual Meeting Board meeting minutes. The minutes were approved a written.

III. Financial Report

September 2009 close financials

September 2009 Balance sheet reports \$3996.67 in operating and \$49,192.48 in the reserve account.

September 31, 2009 P & L states that Cedar Lodge is \$613 over budget year to date in operating expenses. Main areas of overage include R & M (\$1200 carpet clean and \$1200 sewer pumping, \$635 parking lot striping). Areas of significant underage include Utilities, Insurance and Contingency.

2010 Budget plans

Two budget plans were presented for 2010. One holds dues the same and one proposes an increase of 2.9% (\$7 per unit per month). Each expense line item was reviewed. Mel Walden presented a 2010 budget philosophy which plans to keep operating dues the same and plan to only spend \$10,000 of the \$14,000 contributed to reserves in 2010 in efforts to build the reserve fund by \$4,000. Highlights of the discussion included:

Insurance – it was noted that the insurance classification for the bldg is expected to change from concrete block to wood frame. This is expected to increase the annual premium. The board also discussed the movement of the bldg value up to \$6.5 million as it was confirmed that the Association insurance policy, in accordance with the governing documents, will cover the rebuilding of the interior of the individual units to the point where the entire bldg will receive a certificate of occupancy in the event of a catastrophic event. Steve Konecny moved to increase the bldg value to the \$6.5 million value and to collect competitive bids for the coverage to obtain the best rate for the new wood frame construction classification; the budget figure for insurance for 2010 will be based on the premium provided of \$6564; any additional premium fees will be taken out of reserves and re-budgeted for in the 2011 operating budget- Mel Walden seconds and the motion passed.

Repairs and Maint – the budget line item for R& M will remain the same for 2010; it was noted however, that a new expense for annual parking lot / parking garage sewer pumping of \$1200 is expected for 2010 and this may cause R & M to be over budget in 2010.

Upon review, Steve Konecny moved to keep dues the same and approve operating budget version 1 (no dues increase); the Board will review the financials at each meeting in 2010 and if necessary adjust dues at the 2010 annual meeting; Linda Black seconds and the motion passed.

Projected Capital Reserves and Expenditures

The Projected Capital reserves and Expenditures plan was reviewed. The following changes were made:

Interior hall painting was moved to 2010- SRG will retrieve bids for review at Jan 2010 board meeting

Irrigation / Landscaping was moved out to long range project list

Deck railings – the line item will remain in the long range column, but SRG will investigate for possible repairs. Unit 301 reported rotting issues with their railing; SRG will investigate.

Elevator – SRG will revisit the elevator replacement cost estimate

- Back Door concrete addition – SRG will add the cost estimate of \$1200 to the plan to be completed in 2010. (Completion of the project will be discussed at the April 2010 Board meeting)
- Rekey – the rekeying of the complex was discussed. \$1000 will be added to the plan in the long range column (completion of the project will be discussed at the January 2010 Board meeting)
- Sewer Project – SRG is obtaining bids/ plans for work to be done to the parking garage/ parking lot sewer drainage system. This item was added to the plan.
- Dumpster Enclosure – SRG will obtain cost estimates to construct a 3 sided enclosure around the dumpster with and without a roof. This item will be added to the plan.

IV. Managing Agents Report

Kevin Lovett gave the following managers report:

Complete Items

- Touch up painting exterior
- Power washed garage
- Irrigation blow out
- Carpet edge repair
- Electric outlet swap, clubhouse / lobby
- Annual roof inspection (report pending)
- Snow plow contractor 2009-10 – Bobby Cat
- Parking pole install
- Put grill away

Report Items

- Concrete walk extension – back of bldg; TOF has given preliminary approval. \$1200 for both walks (includes step on east side walk). Must fill out small project application
- Town of Frisco, dumpster enclosure – TOF has given preliminary approval. Must get design / small projects application to TOF.
- Sewer drains in parking lot/ garage – the drywells in the parking lot have backed up and caused the need for pumping each of the last 2 years. We are looking into plans / cost estimates for future repair.

Pending Items

- New interior paint color – Susan Konecny presented color options for the interior halls. Susan will get additional colors to SRG so that SRG can paint new color samples on walls at end of hallways. The Board will review the colors at the next Board meeting.

V. Old Business

A. Insurance

(The insurance discussion is captured above under the financial section of minutes).

B. Hot tub Survey

Results from the hot tub survey were reviewed as follows:

__9__ I would support the replacement of the existing hot tub with a new hot tub resulting in a \$200 special assessment to me.

__10__ I would support the replacement of the existing hot tub with a new hot tub resulting in a \$500 special assessment to me.

__3__ I would support the replacement of the existing hot tub with a new hot tub resulting in a \$800 special assessment to me.

__2__ I would NOT support the replacement of the hot tub

2 I would prefer to remove the hot tub and replace with another amenity, such as a pool table or Fitness equipment ____

Steve Konecny summarized the results from the survey by stating the data collected reflects that owners supported a special assessment of up to \$500 to replace the hot tub; the survey also reflects the importance of its existence to the home owners. When time comes for replacement, an additional funding survey will be sent to the owners.

VI. New Business

A. Common Area rugs –the common area rug service was noted as an expense line item that could be removed in efforts to save the Association money; SRG will have the rugs service stopped and SRG will purchase and place black rugs from Costco.

B. HB 1359 – SRG presented a new House Bill 1359, that legislature has enacted that creates the requirement for HOA's to adopt a reserve policy. The Board agreed to have the attorney write up the reserve policy.

C. Vending Machine- the Board instructed SRG to remove the pop machine.

D. Change machine – SRG will look into the possibility of getting a change machine for the laundry rooms.

E. Dumpster - Mel asked SRG to look into the cost to change out the dumpster to a smaller sized enclosure.

F. Front of bldg color – Susan Konecny is working to pick out 3rd color to be added to the front of the bldg as a highlight. This will create a more modern look for the bldg.

G. 2010 Annual Meeting Date – Linda Black asked if the 2010 annual meeting date could be changed as she is unable to attend the June 26, 2010 meeting date; SRG will look into other dates in June that are available and NOT Fathers Day weekend.

H. Mailer to Owners – SRG will create a mailer to be sent to all owners to include winter rules reminder, the budget for 2010 and insurance info update.

VII. Next meeting date – The next regular Cedar Lodge Board of Directors meeting will be held at 10:00 am on Saturday January 23, 2010.

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