

**CEDAR LODGE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
January 11, 2011

**I. Call to Order**

The meeting was called to order at 5:30 pm. Board members present via telephone were Steve Konecny, Catherine Shenk, Lynda Black and Mel Walden. Representing SRG were Kevin Lovett and Deb Borel at the SRG office, Peter Schutz via telephone.

**II. Roll Call/Quorum-** Notice of the meeting was posted on the website.

**III. Owners Forum-** No owners, except board members, were present

**IV. Approval of Minutes** - The next item of business was the review of the November 13, 2010 Board meeting minutes. Steve made a motion to approve the minutes as written. Catherine seconded and the motion carried. .

**V. Financial Report** – Kevin reported on December 2010 close financials as follows: December 2010 Balance sheet reports \$5,095.51 in operating and \$48,537.30 in the reserve account.

December 2010 P & L states that Cedar Lodge is \$3,989 over budget year to date in operating expenses. Areas of major overage / underage are:

- 501 Common area utilities, \$1556 over
- 506 R & M, \$1923 over
- 509 Rec room and hot tub, \$1768 over
- 515 Floor mat cleaning, \$1296 under

All reserve contributions have been made.

**Accounts Receivable**

Late fees have been assessed to those units who are behind in dues. SRG will call one homeowner to tell him if a dues payment is not made by January 19, 2011, legal action will be taken. If this homeowner is 90 days late again, a lien will be filed.

**VI. Managing Agents Report**

**Complete Items**

- ☐ Light Bulbs replaced in emergency lights
- ☐ Garage Door opener code fixed

**Report Items**

- ☐ No gas stored in building
- ☐ 210 noise complaint on 310-checked with neighbors
  - o Kevin Lovett checked with neighbors regarding noise complaint.
  - o Nothing to report regarding noise.

## **VII. Old Business**

- Hot water heaters
  - SRG will talk to Dan from All Temp Control regarding replacing copper with copper.
  - Find out how much electricity a new hot water heater will save per year
  - Find out about energy rebate options
  - Send letter to homeowners with information regarding hot water heaters. Letter will include the following:
    - Electricity savings
    - Rebate information
    - Price-\$689 each, installed-Bradford White 50 gallon heaters
    - Sign up by March 1, 2011-Replace in April
    - HOA will pay for ball valve replacement when water heaters are replaced.
- Laundry Room Hot Water Heaters
  - \$888.79 each
  - 50 gallon gas Bradford White, 7 year manufacturer/2 year parts and labor warranty
  - Steve made a motion to replace laundry room water heaters. Linda seconded and with all in favor, the motion passed.

### **B. Energy Audit**

- The energy audit was reviewed. The Board agreed to complete the weather-stripping replacement / additions, and complete items related to electrical heat savings.
- SRG presented a bid to replace the Electric Baseboard heaters of \$2250; however, it was not recommended to change out the electric heaters from an energy usage standpoint.

## **VIII. New Business**

- A. HB 10-1278-SRG has registered the Cedar Lodge HOA, keeping you in compliance with the latest changes in legislative requirements.
- B. Sliding glass doors-Lynda asked for suggestions on failing sliding glass doors. Suggestions were replacing glass, replacing doors themselves, and putting weather stripping on doors.
- C. Hot Tub-
  - a. SRG will put up a sign in the hot tub area stating that appropriate attire must be worn and no glass of any kind in hot tub area. Chris will place plastic cups in the kitchenette for guest use.
- D. Letter will be sent to homeowners reminding them of Frisco occupancy code-only 2 guests for every 200 square feet of unit size.

**IX. Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held Saturday, April 23, 2011 at 10:00 in the owners lounge.

**X. Adjournment-** Mel made a motion to adjourn at 8:30 pm. Steve seconded and the motion carried.

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

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