

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 16, 2016

**I. Call to Order**

The meeting was called to order at 10:00 am. Mel Walden and Brennan Arnold were in attendance in person. Shannon Lamkin and Angela Burdick attended via teleconference. Representing SRG were Deb Borel, Kevin Lovett and site manager, Chris Trettel.

**II. Roll Call/Quorum** – A quorum was present. Notice was posted on the website and on site at Cedar Lodge.

**III. Owners Forum** – Homeowner, Bruce Rindahl was present via telephone.

**IV. Approval of Minutes** - The next item of business was the review of the November 14, 2015 Board meeting minutes. **Mel made a motion to approve the minutes as presented. Shannon seconded and the motion carried.**

- V. Financial Report** – Deb reported on the November 30, 2015 close financials as follows:
- ☐ November 2015 Balance sheet reports \$4,597.91 in operating, \$71,076.13 in the reserve account and \$6,409.84 in the hot tub account. All Owners are current with dues, and several have prepaid.
  - ☐ November 2015 P & L states that Cedar Lodge is \$4,502 under budget year to date in operating expenses. It was noted that as of November close, \$2,314 was owed to the reserve account. However, December close financials show that the reserve contributions are current at fiscal year-end.
  - ☐ SRG and the Board reviewed the major areas of variance.

**VI. Managing Agents Report** – Deb presented the following Manager's Report:

Completed Items

- ☐ Front door lock repaired under warranty. Labor will be billed to the HOA.
- ☐ Lock into clubhouse repaired – If it breaks in the future, the Board will consider putting a deadbolt on the door and remove the combination lock
- ☐ Altitude Garage Door repaired the garage door.

Report Items

- ☐ Comcast Contract expires in 2021
- ☐ Last audit was done in 2007

**VII. Old Business**

A. Storage Locker Report – Three lockers are currently rented – Two large ones and one medium one. There is one additional storage closet available at an annual cost of \$400.

B. Fireplace Install – Carol would be interested in converting to natural gas if the Association were to install a central distribution system. Bid for distribution is pending.

C. Audit – The last audit was done in 2007. Brennan would like to collect money for the roof before money is spent on an audit. This will be discussed at the meeting in April.

D. Parking Lot remodel will be discussed at the April Meeting.

**VIII. Ratify Board Actions via Email**

There have been no actions via email since the last meeting.

**IX. New Business**

- A. Meeting Minute Detail – this will be tabled until the next meeting.
- B. Meeting Frequency – Board members present would like to consider a quarterly meeting, or even three times annually. The Board will discuss this at the next meeting.
- C. Meeting location and “Go to Meeting” option will be discussed at the next meeting.
- D. Annual Meeting Date is the weekend after Memorial Day. The possibility of changing the meeting will be discussed at the April meeting.

**X. Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held on Saturday, April 23, 2016, 2015 at 10:00 am in the Cedar Lodge Owners Lounge.

**XI. Adjournment** – Mel made a motion to adjourn at 10:32 am. Brennan seconded and with all in favor, the motion carried.

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

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