

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 8, 2008

The meeting was called to order by at 10:10 am. Board members present were Steve Konecny, Mel Walden and Lynda Black. Kevin Lovett was 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 September 27, 2008 board meeting minutes. The minutes were approved a written.

**III. Financial Report**

Kevin Lovett reported on October 2008 close financials:

**October 2008 close financials**

October 31, 2008 Balance sheet reports \$7510.07 in operating and \$41,536.16 in the reserve account.

October 31, 2008 P &L states that Cedar Lodge is \$1147 over budget year to date in operating expenses. This overage is mainly due to \$887 of repair expenses associated with the electrical panel of the elevator and \$783 of overages associated with the rec room.

**2009 Budget plans**

Four operating budgets were presented with increases from 0% to 3%. Upon discussion, Steve Konecny moved to accept the budget plan with a 2.7% increase to dues; Mel Walden seconded and the motion passed. The capital projects plan was reviewed and revised to include those projects to be completed in the next few years; SRG will revise the capital plan and email to the Board.

SRG will prepare a mailer to the Owners informing them of the dues increase; the mailer will include a seasonal reminder as well as a copy of the house rules.

Reserve Contributions

Cedar Lodge is current and have made all of the planned reserve contributions for the 2008 fiscal year.

A/R

All dues payments are current and all delinquencies caught up.

Reserve Accounts

SRG will investigate possibilities of placing \$10- \$25k of reserve funds in a CD and report to the Board.

**IV. Managing Agents Report**

**Complete Items**

- Fireplace inspections complete (report pending)
- In unit water shut off valve replacement complete
- Mailer to owners included notices, health safety environment policy and surveys was sent
- Winter prep complete including parking pole placement, heat tape turn on, water spigot shut off
- Bird hole close up complete

**Report item**

Hot tub jets – at the previous Board meeting, SRG was instructed to replace the pump/ motor for the hot tub jets with a more powerful motor. Upon investigation, it was found that the existing motor/ pump for the hot tub jets was the most powerful one that can be used with the system. Therefore, there can be no reasonable action taken to increase the jet power.

**Items to be completed-** The following items were brought up during the meeting and will be addressed:

Hallway spots on walls – SRG will use the “Magic Eraser” on the hallway walls to clean off bike tire marks, etc. If more cleanup is needed, touch up painting will occur as necessary. This will be done in conjunction with a 1/4rly clean.

Bid Attainment for Capital plan – SRG will obtain bids for garage ceiling repairs and painting and present to the Board at the January Board meeting. SRG will also solicit bids/ ideas and product recommendation for painting the concrete walls on the exterior of the building. Mel Walden suggested obtaining ideas to cover up some of the items on the outside of the building.

Hallway Bulbs – SRG will locate and change out all “curly Q” bulbs and replace with the standard fluorescents that have historically been used.

Dumpster area security camera – SRG will turn the security camera to face the dumpster in its new location.

## **V. Old Business**

### **A. Storage Unit Survey results**

The Storage unit survey results were reviewed; zero owners were interested in obtaining a storage unit for the fees presented at this time. Steve Konecny moved to close this issue; Lynda Black seconds and the motion passes.

### **B. Internet Survey results**

The Internet survey results were presented with three owners in favor of going with the “\$19.95 one modem in each unit” option and twenty owners were in favor of allowing owners to purchase internet on their own if so desired. Steve Konecny moved to close this issue; the motion was seconded and passed.

## **VI. New Business**

A. Carpet Clean – the common area carpet will be cleaned and scotch guarded in the Spring of 2009.

B. DVD player in clubhouse lobby – the Board expressed interest in installing a secured DVD player in the lobby. Kevin will email Bruce to see if he can come up with a plan to purchase and install a secured DVD player on the wall behind the TV. The Board agreed that if it can be done for \$200 or less, to do it.

**VII. Next meeting date** – The next regular Cedar Lodge Board of Directors meeting will be held at 10:00 am on Saturday January 17, 2009.

**VIII. Adjournment-** the meeting adjourned at 12:35 pm.