

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 26, 2014

**I. Call to Order**

The meeting was called to order at 10:09 am. Board members in attendance were Steve Konecny and Angela Burdick via Skype, and Colette Smith in person. Representing SRG were Kevin Lovett, Deb Borel and site manager, Chris Trettel. Peter attended via Skype.

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

**III. Owners Forum** – No owners, other than Board members, were present.

**IV. Approval of Minutes** - The next item of business was the review of the January 18, 2014 Board meeting minutes. **Angela made a motion to approve the meeting minutes as written. Colette seconded and with all in favor, the motion carried.**

**V. Financial Report** – Deb reported on the March 2014 close financials as follows:

- ☐ March 2014 Balance sheet reports \$3,795.64 in operating, \$52,607.16 in the reserve account and \$3,450.88 in the hot tub account.
- ☐ March 2014 P & L states that Cedar Lodge is \$852 over budget year to date in operating expenses.
- ☐ SRG and the Board reviewed the major areas of variance.
  - o Snow Removal - \$3,080 over
  - o Repairs and Maintenance - \$1,133 under
- ☐ March reserve contribution and hot tub reserve contribution was not made due to large snow removal bill and insurance premium. SRG will plan to make the transfers as cash becomes available.
- ☐ The 2013 tax return has been filed and nothing is owed.
- ☐ All owners are current with dues.

**The financials were approved as presented.**

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

Completed Items

- ☐ Kitchenette remodel is complete.
- ☐ Collection Policy and Records Inspection Policy has been placed on the website.
- ☐ Sent notice to owners regarding the 2014 budget and dues increase.

Report Items

- ☐ The Hot tub will be closed on April 30, 2014.
- ☐ A donated hot tub cover will be placed on the hot tub. The door will be locked when the hot tub is closed.
- ☐ Cedar Lodge is on the schedule to have two trees fed to maintain health.

**VII. Old Business**

A. Storage Locker Report – no storage locker are currently rented. A note will be placed in the entry area that storage lockers are available. In addition, a note will be placed on the billing statement for several months.

B. Insurance Claims and Deductibles Resolution – per Board direction at the last meeting, a revision to this policy was made regarding negligence. **Angela made a motion to approve the Insurance Claims and Deductibles Resolution as presented. Colette seconded and the motion carried.**

**VIII. Ratify Board Actions via Email**

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

**IX. New Business**

- A. Paint Bids – There is \$8,000 in the budget to paint the front side of the building. The Board discussed the bids that ranged from \$5,300 to \$8,896. Proff Paint will be asked if they can match the lower price of \$5,500. If they cannot, SRG will confirm the scope of work with Summit Color Service and vote will be taken next week via email.
- B. Striping and Numbering – **Angela made a motion to hire Mountain Striping to stripe and number the exterior parking spaces for a cost of \$250. Colette seconded and the motion carried.**
- C. Bird Feeders – One unit has several bird feeders on their deck, which is making a mess on the ground below. The Board will take a look next time they are up and will this be discussed that the next board meeting.
- D. Annual Owner Meeting – Two changes will be made to the mailer. Roof status will be discussed under the Managing Agents Report. The Board terms of Colette and Angela are up for election this year. Colette is not interested in running again. Angela is willing to serve another term. At the next meeting, the rental portion of the rules and regulations will be discussed.
  - i. June 7, 2014 at 10:00 am
  - ii. Owner notices will be sent out on May 7, 2014
- E. Next time the garage is power washed, notices will be posted on every unit door.

- X. Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held on Saturday, June 7, 2014 prior to the annual meeting. Afterwards will be a post annual board meeting.

- XI. Adjournment** – **Angela made a motion to adjourn at 10:44 am. Colette seconded and with all in favor, the motion carried.**

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

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