

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 28, 2012

I. Call to Order

The meeting was called to order at 10:00 pm. Board member present via Skype was Steve Konecny. Mel Walden and Bruce Rindahl were in attendance in person. Homeowner, Angela Burdick, was also present. Representing SRG were Kevin Lovett and Deb Borel in person and Peter Schutz via telephone.

II. Roll Call/Quorum- A quorum was present.

III. Owners Forum- Notice of the meeting was posted on the website. Homeowner, Angela Burdick, was present.

IV. Approval of Minutes - The next item of business was the review January 21, 2012 Board meeting minutes. **Mel made a motion to approve the minutes as written. Steve seconded and with all in favor, the motion carried.**

V. Financial Report – Kevin reported on March 2011 close financials as follows:
Kevin reported on the December 31, 2011 close financials as follows:

- March 2012 Balance sheet reports \$4,195.48 in operating, \$53,380.78 in the reserve account and \$1,967.31 in the hot tub account.
- March 2012 P & L states that Cedar Lodge closes the year \$1,467 under budget year to date in operating expenses, however, \$1,500 is owed to be transferred into Reserves and \$140 owed to be transferred into the hot tub account

Bruce made a motion to approve the financials as presented. Steve seconded and with all in favor, the motion carried.

VI. Managing Agents Report -Kevin gave the following Manager's Report:
Completed Items

- Front door weather-stripping repairs have been made
- Storage locker program implemented and mailer sent to homeowners
- Spring clean-up has begun
- Carpet clean is pending
- Irrigation start up is pending
- Deep clean of building is complete
- Storage locker information will be placed on the website

VII. Old Business

- House Rule were reviewed and changes discussed
 - Two typos will be corrected
 - One vehicle or two motorcycles permitted per unit per space.

Bruce made a motion to change 1A to “one vehicle or two motorcycles per unit per space”. Mel seconded and with all in favor, the motion carried.

- Stairwell bicycle parking was discussed. Several years ago, the board decided to allow owners with outside units to park in the stairwell, so they would not have to leave bicycles outside in their assigned parking. SRG

will look into getting a larger rack or possibly hooks to hang from the ceiling for more room for the bikes.

Bruce made a motion for SRG to work through the bike identification process to include sending owners 2 stickers to be placed on their bikes for identification purposes. The owners will have 60 days to place the stickers on their bikes; unidentified bikes will be donated. Mel seconded and with all in favor, the motion carried.

- Smoking in hallway signs

Bruce made a motion to place no smoking signs in hallway per Colorado statute. Mel seconded and with all in favor, the motion carried.

- Sliding glass door-board discussed the replacement of the sliding glass doors by owners, if desired. SRG presented bids for several options for the board to discuss. SRG will ask vendor to attend annual meeting with samples of the product. SRG will also ask vendor the options of their bay windows.

Bruce made a motion to determine the cost of bay windows for the second floor even number units. Mel seconded and with all in favor, the motion carried.

VIII. New Business

- Annual meeting will be on June 9, 2012 at 10:00 am.
 - Board reviewed and approved the annual meeting notice with the addition of window and door information to the cover letter.
 - House rules will be sent in the mailing.
- Projects
 - Asphalt-Kevin presented bids for asphalt

Bruce made a motion to have A-Peak do infrared patching and to ask A-Peak to match the less expensive price on the crack fill and seal coat. If A-Peak does not match the lower price, Jet Black will do crack fill and seal coat, and A-Peak will do infrared. The exterior backside of the building painting to be done by Proff Paint. Mel seconded and with all in favor, the motion carried.

- Board discussed the Lodge sign removal

Mel made a motion to get the price to have the Lodge sign removed from the back of the building. Bruce seconded and with all in favor, the motion carried.

IX. Next meeting date – The next Cedar Lodge Board of Directors meeting will be held Saturday June 9, 2012 at 9:00 am. There will be a Board of Directors post annual meeting immediately following the annual meeting.

X. Adjournment- With no further business, the meeting was adjourned at 11:50 am.

Approved By: _____
Board Member Signature

Date: _____