

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING

June 4, 2016

**I. Call to Order**

The meeting was called to order at 9:03 am. Board members in attendance were Steve Konecny, Mel Walden, Shannon Lamkin and Angela Burdick. Representing SRG were Deb Borel and site manager Otto Reyna. Owner, Bruce Rindahl was present.

**II. Approval of Minutes** - The next item of business was the review of the April 23, 2016 Board meeting minutes. **Angela made a motion to approve the meeting minutes as written. Mel seconded and with all in favor, the motion carried.**

**III. Old Business**

- A. Special Assessments – Per Attorney interpretation regarding special assessments, unequally assessing for projects is not permitted.
- B. Go To Meeting – Due to the expense of this, it will not be considered at this time.

**IV. New Business**

- A. 305 Deck Request – The Board discussed repairs that are necessary on the deck of unit 305. Angela made a motion that this be repaired at association expense. Shannon seconded and the motion carried. SRG will obtain bids to stain horizontal surfaces and replace any needed deck railings for the summer of 2017.
- B. Assessment Requirements in Declaration – The Board reviewed the requirements for special assessments. It states in the Declaration that  $\frac{3}{4}$  of the Owners at a meeting or by proxy must approve before one can be done.
- C. Two back garage doors need concrete behind the building from the door to the asphalt and dumpster pad – This will be discussed at a future meeting.

**V. Annual Meeting Preparation**

- A. The board reviewed the annual meeting packet and presentation.
- B. Hot tub replacement and costs will be discussed. A Board member suggested that removing any amenity would affect rentals and sales.
- C. Storage closet rentals are a positive, with the prices being lowered.
- D. SRG will get bids to enclose the areas at the end of the hallway on the second floor to add additional storage areas.
- E. A Board member suggested that a review should be done every two to three years. Another Board member disagreed. This will be discussed at the Annual Meeting.
- F. It was noted that the laundry has gone up fifty cents per load, totaling \$1.50.
- G. The board discussed the expiration of board terms. Mel and Angela's terms expire this year. Mel has declined to serve another term. Angela is willing to serve another term. If, during the annual meeting, there is no interest shown among owners to be a board member, the board is content to have only four members.

**VI. Adjournment – Angela made a motion to adjourn at 9:51 am. Mel seconded and with all in favor, the motion carried.**

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

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