

**CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 7, 2008**

The meeting was called to order at 9:00 am. Board members present were Mel Walden, Steve Konecny, Lynda Black, Catherine Shenk and Bruce Rindahl; a quorum was established. Kevin Lovett and Peter Schutz were present on behalf of Summit Resort Group.

- I. The first item of business was the approval of the 4/12/08 Board meeting minutes. Steve Konecny motioned to approve the minutes from the 4/12/08 Board meeting; the motion was seconded by Bruce Rindahl and the motion passed.
- II. Kevin Lovett from Summit Resort Group proceeded with the following Managing Agents report and discussion:
 - Policy re Health, Safety and Environment

The Cedar Lodge Board of Directors worked with Summit Resort Group to create a policy for the Owners of Cedar Lodge in an effort to protect the building, owners, tenants and guests. The policy reinforces the authorities given to the Board of Directors in the Governing Documents which allows the Board to step in and take care of safety, health and environmental threats stemming from individual units in the event an Owner does not take care of the issue. Steve Konecny moved to pass the Policy as drafted; Catherine Shenk seconds and the motion passes. SRG will have the policy recoded and will post the policy on the internet.
 - In unit water shut of valves

The annual hot water heater and in unit water shut off valve inspection reported that there are ten units in need of having their shut off valves replaced. Upon discussion, the Board stated that the replacement of the unit main shut off valves was an HOA responsibility. SRG presented bids received from various contractors for replacement. Catherine Shenk moved to have the unit main shut off valves replaced using MJ Plumbing and Heating. The inspection of the hot water heaters and unit main shut off valves are to be completed each year.
 - Parking lot striping

SRG will complete the re-striping of the parking lot lines and parking spot numbers.
 - Punch code lock install at the clubhouse

SRG will have a punch code lock installed on the front door to the clubhouse; the code will be the same as the building front door.
 - Third floor skylight

The skylight on the third floor has a few minor surface cracks in it; SRG will keep an eye on the skylight to make sure it does not leak.
- V. The meeting was adjourned at 9:50 am