

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 14, 2013

I. Call to Order

The meeting was called to order at 10:03 am. Board members in attendance were Steve Konecny, Mel Walden, Angela Burdick, Shannon Lamkin and Colette Smith. Steve welcomed the new board members. Representing SRG were Peter Schutz and Deb Borel.

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

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 June 8, 2013 pre and post-annual Board meeting minutes. **Angela made a motion to approve both sets of meeting minutes as written. Mel seconded and with all in favor, the motion carried.** One change was made to the annual meeting minutes.

V. Financial Report – Deb reported on the July 2013 close financials as follows:

- ❑ July 2013 Balance sheet reports \$2,976.56 in operating, \$54,552.71 in the reserve account and \$3,797.90 in the hot tub account.
- ❑ July 2013 P & L states that Cedar Lodge is \$2,176 under budget year to date in operating expenses.
- ❑ The operating account currently owes \$3,309 to the Reserve Account and \$561 to the Hot Tub Reserve Account.
- ❑ Deb explained that the reason the reserve contributions had not been made was because insurance is paid in full in April, and it takes several months to catch up. Hopefully all reserve payments will have been made by the end of the year.
- ❑ Deb and Peter explained the Balance Sheet and Profit and Loss sheet to the new board members.
- ❑ Steve explained that the budget meeting would be held on November 16. He stated that this meeting is an important one to attend. The meeting will be held in the office of Summit Resort Group.

Mel made a motion to accept the financials as presented. Shannon seconded and the motion carried.

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

Completed Items

- ❑ House Rules updated with the federal and state law compliance and insurance advisement information
- ❑ Elevator work complete and certificate requested
- ❑ Painting of exterior (west side of the building), concrete and garage door
- ❑ Garage door repair
- ❑ Roof inspection and recommended repairs complete – Steve gave a brief history on the roof. When the roof was replaced years ago, there was not enough money in the budget to pay for the replacement, approximately \$14,000, so the board pays extra attention to the life of the roof so a special assessment will not be necessary. The cost of the replacement continues to increase annually.
- ❑ Post Annual Meeting notice sent to owners
- ❑ Parking lot was striped

- Elevator glass has been repaired and placed correctly

VII. Old Business

A. Storage Locker Report - no lockers are currently rented. The Board discussed reducing the price of the lockers to generate interest from owners. They determined that the prices should be \$600 annually for the small closet, \$800 annually for the medium one, and \$1,200 annually for the large one. Angela recommended reducing the commitment from an annual commitment to a 6-month one. Mel suggested removing the two-year cap on the commitment. Angela suggested keeping the commitment the way it is currently, two-years, then enter a lottery, to maintain fairness to all owners. Steve agreed with Angela. Shannon recommended waiting to see what the demand is before a decision is made. Another announcement will be sent with the October statement to remind the owners that the lockers are available for rent, along with the monthly rate. **Angela made a motion that new prices will be adopted and that the agreement will be decreased to 6 months. Colette seconded and the motion carried.**

B. Crime Free Addendum – the board reviewed the crime free addendum and smoking addendum that the Cedar Lodge attorney drafted. Mel commented that per paragraph 3, an owner could voluntarily not smoke inside their unit. His interpretation of paragraph number 4 states that the board can assess a fine if an owner decides to smoke inside his unit. Steve stated that he did not want the association to take on the enforcement responsibility. Peter will ask the attorney for clarification. Peter will also ask the attorney if there has been litigation or case law regarding a smoking policy, as well as clarification regarding owner rights. Angela recommended contacting the CREC attorney for free advise. After SRG has received clarification from the attorney, it will be forwarded to the board. The Board will give comments to SRG between now and the next meeting regarding the documents.

C. Roof Report – this agenda item was discussed above under Managing Agent’s Report

D. Dues Increase – Angela recommended that there be a \$30,000 balance in reserves after the roof is replaced. Other members agreed. Kevin will use this figure when calculating proposed dues amounts for the November meeting.

VIII. Ratify Board Actions via Email

There were no actions taken via email.

IX. New Business

A. Hot Tub

- a. Pump was replaced three weeks ago – cost is approximately \$500
- b. Filter failed and has been replaced – cost is approximately \$300.
- c. The hot tub was down for 10 days for the filter replacement.
- d. The total cost for labor is \$210.
- e. Mel suggested the board consider closing the hot tub for up to nine months a year as a way to save in operating expenses.
- f. SRG will create a survey to send to owners regarding whether or not to keep the hot tub. It will also give owners an opportunity to voice their opinion regarding closing the hot tub during low usage months. SRG will send the survey to Steve for approval.
- g. Colette suggested that when hot tub is not being used, place exercise equipment in the room. SRG will see if there are additional liabilities when offering exercise equipment for use. SRG will get a price on an elliptical, a treadmill and a stationary bike.

- B. Front door/owner lounge door code – Chris Trettel has asked that the code for the front door and owner lounge door be changed. Recently he has noticed people in the lounge that he does not think are owners or tenants. In the future, the code will be changed when the owner lounge has been violated. The Police will also be called and a report filed next time this is discovered. Code will be changed to 3-5-2 *.
- C. Reserve Study – At the annual meeting an owner suggested the board consider having a professional reserve study done for Cedar Lodge. A proposal to have a professional reserve completed at Cedar Lodge was reviewed; the cost \$2,450. Steve expressed concern that if the study was done, but the board did not take the recommendations of the study, they may be held accountable. Steve commented that he thinks hiring them would be an added liability. Currently SRG provides Cedar Lodge a reserve plan that has been working. No action was taken.
- D. Declaration Amendment regarding a smoke free building – The board reviewed a draft of the Smoke Free Addendum that was drafted by an attorney.
- E. Folding doors – Angela made a motion for SRG to replace the doors in the downstairs owners lounge kitchen. Mel seconded and the motion carried. Chair will also be repaired.
- F. Storage room on third floor (roof access) lock is broken. SRG will have that repaired.
- G. Mulch will be added next summer.
- H. Angela recommended a kitchen area remodel. Angela and Deb will discuss options and present to the board at the November budget meeting. The folding doors mentioned above will not be replaced until the remodel is discussed. Chris will be asked to measure the space.

X. Next meeting date – The next Cedar Lodge Board of Directors meeting will be held on Saturday, November 16, 2013 at 10:00 am at the office of Summit Resort Group. Skype will be available.

XI. Adjournment- Angela made a motion to adjourn at 12:00 pm. Mel seconded and with all in favor, the motion carried.

Approved By: _____

Board Member Signature

Date: _____