

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 2012

I. Call to Order

The meeting was called to order at 10:00 pm. Board members present via Skype were Steve Konecny and Angela Burdick. Mel Walden and Catherine Shenk were in attendance in person. Homeowner, Bruce Rindahl, was also present via Skype. 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, Bruce Rindahl, was present.

IV. Approval of Minutes - The next item of business was the review June 9, 2012 pre-annual and post annual Board meeting minutes. **Angela made a motion to approve the pre-annual meeting minutes as written. Steve seconded and with all in favor, the motion carried. Angela made a motion to approve the post-annual meeting minutes as written. Mel seconded and with all in favor, the motion carried.** Board reviewed the annual meeting minutes and no changes were made.

V. Financial Report – Kevin reported on July 2012 close financials as follows:

Kevin reported on the July 31, 2012 close financials as follows:

- July 2012 Balance sheet reports \$4,343.72 in operating, \$41,193.21 in the reserve account and \$1,968.68 in the hot tub account.
- July 2012 P & L states that Cedar Lodge is \$5,747 under budget year to date in operating expenses – Note, \$4,500 of the “underage” is due to reserve transfers owed and \$702 of the underage due to the hot tub transfers owed. Transfers will be made when cash is available (actual \$545 under budget year to date)
- Mel discussed a \$3,000 additional expense due to the failure of the CO system in the garage. Steve reminded the board and SRG that an expense of that amount should not have happened without his knowledge. SRG will determine if the CO system was replaced when furnaces were replaced. Kevin will get specifics of what has been repaired in the past, and generate a report for the board.
- Pearston is behind in dues-Accounting will look into this.
- 2013 budget will be discussed at the November meeting. Angela suggested there be a \$10 per month dues increase to plan for roof replacement.

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

Completed Items

- Re-painted the stairwell bike racks
- Window Replacement survey mailed to owners
- Unit 210 leak investigated and no evidence of leak was found
- Bike decals distributed to owners
- Roof Repairs
 - Roof coating consideration-\$37,500-provides additional 10 year warranty
 - Full replacement Cost-\$75,000

- Roof replacement amount on reserve spreadsheet was questioned. SRG will look into the increase and report to the board. SRG will also determine what the warranty length is. This will be on the agenda for the November meeting.

Report Items

- Elevator phone repair expense of \$929 was also spent-approved by Steve
- Lobby Internet – “WiFi” sign will be placed on door into lounge.
- New Email law beginning January 1, 2013 – SRG is looking into options for this new email law, and will keep board posted.

VII. Old Business

- Motions via email-none
- Storage locker report-none
- Windows/Slider Doors
 - Reviewed survey results with 11 owners responding

Angela made a motion to approve current window/door replacement policy. Mel seconded and with all in favor, the motion carried.

- SRG will send policy to owners
- If owners do not want to install approved window/door, they may present their request to the board. All replacements must be approved by the board, whether or not it is the preferred window/door.
- SRG will inform interested owner of this policy and preferred window/door
- Bay Windows
 - The option of adding 2nd floor bay windows was discussed.
 - SRG will contact all unit owners on the second floor to determine if they would like to, or would like in the future to, add a bay window in their unit.
 - Bay window discussion was tabled until November meeting
- House Rules
 - House rules were reviewed

Angela made a motion to change as follows:

- A. PARKING BY PERMIT ONLY! Parking is provided for owners and guests only. One space is provided per unit and all guests/owners must cooperate in parking in assigned spaces only. Spaces are numbered. No vehicle wider than a normal car or more than 20 feet in length shall be parked in the parking spaces. No vehicle may be parked in any parking space where the vehicle’s tires exceed the width of the painted parking lines (vehicle must fit completely within the painted parking lines).**
- D. The Cedar Lodge Board of Directors and Management Company have full discretion as to determining an acceptable vs. unacceptable vehicle size to be parked at the complex.**

Mel seconded and with all in favor, the motion carried.

VIII. New Business

- Denver Post box
 - Homeowner to contact Denver Post for additional information
- Stationary Bike in lounge
 - Board will not allow a stationary bike in the lounge.

- Tenants of 311 are spitting and throwing cigarette butts off balcony. SRG will contact owner.
- Trash Door-one of the two doors are jammed. SRG will contact Waste Management for repair
- Condotel in governing documents-SRG will investigate past discussion regarding this.

IX. Members Forum

- Owner, Bruce Rindahl expressed his satisfaction with the change to the parking rules.

X. Next meeting date – The next Cedar Lodge Board of Directors meeting will be held Saturday November 10, 2012 at 10:00 am at the office of Summit Resort Group.

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

Approved By: _____
Board Member Signature

Date: _____