

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2006

The meeting was called to order by at 10:00 am. Board members present were Mel Walden, Anthony Oliveira, Catherine Shenk, Bruce Rindahl and Steve Konecny. A quorum was present. Kevin Lovett was present on behalf of Summit Resort Group.

- I. Recognition of Don Buckalew for excellent services rendered as a Cedar Lodge Board Member from 1996- 2008. A plaque was presented on behalf of Cedar Lodge.
- II. The first item of business was the review of the June 16, 2006 board meeting minutes, pre and post annual. A motion was made by Mel Walden to approve the minutes as written, 2nd by Catherine Shenk. The motion passed.
- III. Kevin Lovett reported on August 31, 2006 close financials. August 31, 2006 close financials report that we have \$7150.27 in Operating and \$35,830.13 in Reserves. August 31, 2006 Profit and Loss statement reports that we are \$2698 under budget in operating expenses. This underage is mainly due to savings in Utilities, Repairs and Maintenance, Rec Room and Hot tub, and Legal and Accounting. Cash flow has caused us to be behind in monthly reserve contributions in accordance with the operating budget; however, we are beginning to realize positive cash flow and we expect to make all retroactive reserve contributions. In efforts to make all reserve contributions, Management was instructed to investigate ways to better our cash flow position and to avoid "catch up" scenarios. Investigations include determining if we can pay the insurance premium on a monthly or quarterly basis as opposed to annually and figuring the total cash flow needed for the year and possibly retaining the operating surplus (if one exists) at the end of fiscal year 2006 in the operating account (as opposed to transferring the operating surplus to reserves). A possible dues increase will be discussed at the November 2006 "budget meeting" of the board. The updated capital projects budget will also be reviewed at this time.

IV. Kevin Lovett presented the Managing Agents Report as follows:

Completed Projects (since the 6-17-06 Board meetings)

- Power washing of garage
- Replace front door insulation
- Staining of hot tub floor
- Touch up painting of lobby walls and painting of the ski locker rooms and walls near parking garage exits
- Complete repainting of parking stripes and numbers in parking garage
- Quarterly clean, July 1st
- Pride of Ownership letter sent

Capital Projects 2006 (complete)-

- Siding repairs – \$4000 budgeted; \$0 spent (small number of siding repairs completed under the \$7572 painting expense)
- Exterior painting – \$12,000 budgeted; \$7572 spent
- Asphalt, crack sealing, seal coat and striping - \$2000 budgeted; spent \$2677
- Landscaping (tree spraying) – \$300 budgeted; \$40 spent

Total 06 budgeted costs = \$18,300
Total actual expenses 06 = \$10,289

Report items

- Snow plow 06-07 – Bobby Cat, contractor from last few years, is set to plow for the upcoming winter. May see a very small fee increase (dependant on gas prices)
- Winter prep – we are blowing out irrigation around the 19th of Sept. Will shut off outside water spigots, and turn heat tapes on first week of Oct.

-Parking lot winter parking space sign plan – each year, we put in parking poles marking each parking spot; while the poles are helpful in marking parking spots, the current design is difficult for the plow contractor to work around and we find the parking poles frequently knocked down and buried in the snow piles. This year, we have the option to:

1. install the existing parking poles as we have in past years (this is cheapest and easiest; we will need to uncover the pole bases and clear them out)
2. use the same “pole in ground” idea, but instead of one pole per parking spot, we use one pole per two parking spots. For this, we would need to set new base holes and get new signs with arrows in addition to the numbers. This is the most expensive plan.
3. Abandon the “pole in ground” plan and instead, install a 4 x 4 wood post on each side of the parking spots and run a “stringer” holding the existing parking number signs over each parking spot. This is the “medium” expense option.

After discussion, the decision was made to continue with the existing pole set up and to monitor for possible changes next year.

Pending Projects

Jet / pump West side parking lot sewer drain

Security Camera install at lobby area- Colorado Security Products has given us the following cost estimate to install a security camera with taping device in the lobby (system can actually be expanded throughout bldg. if desired).

- DVR – 4 channels (1 channel per camera), runs for 2 weeks on same tape - \$1200
- Camera - \$300 ea. It will be hard wired
- Labor (1 camera), trip charge, install - \$300

TOTAL COST FOR 1 CAMERA INSTALL = \$1800

The decision was made to table the security camera install at this time.

Audit / review 2007 (after 2006 close)

Audit and tax return, \$1800 (annual tax returns are \$350)

Review and tax return, \$1400 (annual tax returns are \$350)

Management instructed to send audit and review proposals to the board for review; the decision to complete and audit or a review will be made at the November board meeting.

SB 89 – SB 89 requires us to revise 3 of the previously approved SB -100 policies

Conflict of interest policy

Investment of reserves policy

Records Inspection Policy

President Steve Konecny will review the policy changes.

Miscellaneous Maintenance items and to do's

-Management instructed to clean “white line” on carpet resulting from damage

-Management instructed to send mailer to owners highlighting the following:

Trash – must put trash in dumpsters; no couches, appliances or other large items. Large items left by dumpster will result in charges to the responsible owner.

Deck staining – the staining of decks is the responsibility of the owners; however, the association will provide the product. Please contact Summit Resort Group Management for product

Front door mat – please do not use the front door mat to prop open the front door; if you see the front door mat out of place, please help us out and put it back in place!

Partnership theme- include the “partnership” theme in the letter in efforts to have owners participate in making Cedar Lodge a wonderful place.

- Management instructed to gather ideas and get bids to improve the front lawn area (area between drives, not irrigated):
 - Get bid to install irrigation
 - Get bid to xeriscape (mulch bed, rock border, bushes)
- Management instructed to replace bush by entrance (in front of elevator glass) either this Fall or this Spring depending upon contractor recommendation
- Management instructed to look into other areas to put dumpster and to look into possibility of building a shed roof over the dumpster
- Management instructed to purchase a “dummy” security camera and install it outside near the dumpster complete with “this area may be under surveillance” sign.

V. Old Business

A. Governing Document possible revisions and rental discussions- At the 2006 Cedar Lodge annual meeting, there were discussions of possible revision to the Governing Documents in efforts to get them to meet today's needs. After review, a motion was made to add the following to the house rules:

Add “...or in any common area” to section 3. H. (this is to prevent for sale signs and advertisements in the lawn); the motion was seconded and passed.

Steve Konecny made the motion to table any Declaration revisions at this time and instead, complete a mailer to the owners informing them of the house rules and the penalties assessed to owners if owners or their tenants are in violation. Mel Walden seconded and the motion passed.

Management was then instructed to review the following bylaws:

1. Annual meeting date- amend, if needed, to hold meeting in June.
2. Review the board's authority, with attorney, to amend the bylaws.
3. Review the board's authority, with attorney, to revise the house rules.

Management instructed to report the above to the board.

B. Heating, cooling and venting- Mel Walden presented the history and the current status of the heating, cooling and venting, as they pertain to the 2nd and 3rd floors and roof top system. Management was instructed to get a formal bid from Hilco and one other mechanical company on installing 1 vs. 2 thermostats and fan control timers.

VI. New Business

A. High speed internet – Management instructed to get a bid on the transport only program from Comcast and to contact the Town of Frisco to discuss using the “town” wireless signal.

B. Lobby remodel – the possibilities of remodeling the lobby and other areas of the building were discussed; adding a storage area in place of the front desk and office area was presented.

C. Concrete siding painting – the idea to paint the concrete siding of the building was discussed. At this time, the board wishes to explore ideas of planting trees and bushes in back of the building. The board also wishes to receive a bid to cover the concrete siding with faux stone.

D. Owner BBQ – tabled for this season; the board will revisit the idea as we approach the 2007 annual meeting.

VII. Next meeting date – the next meeting date is scheduled for Saturday November 18, 2006 at 10:00 am in the Cedar Lodge Lobby.

VIII. Adjournment- the meeting adjourned at 1:15 pm.

