

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 22, 2007

The meeting was called to order by at 9:15 am. Board members present were Mel Walden, Bruce Rindahl, Catherine Shenk and Steve Konecny. A quorum was present. Kevin Lovett was present on behalf of Summit Resort Group.

I. Owners Forum- Notice of the meeting was posted on the website and posted on the lobby door at Cedar Lodge. No owners other than Board members were present.

II. The next item of business was the review of the June 17, 2007 board meeting minutes; pre and post annual. A motion was made by Steve Konecny to approve both sets of minutes as written, 2<sup>nd</sup> by Bruce Rindahl. The motion passed

III. Mel Walden and Kevin Lovett reported on August 31, 2007 close financials. August 31, 2007 close financials report that we have \$6,940.48 in Operating and \$48,570.03 in Reserves.

August 31, 2007 Profit and Loss statement reports that we are \$415 under budget in operating expenses. This underage is mainly due to savings in utilities, R & M and the Contingency fund. Legal and Acct and Water and Sewer are areas of overage.

**Reserve Contributions**

We are current and have made all of the planned reserve contributions for the 2007 fiscal year.

The 2008 budgeting plan was discussed; SRG plans to get all info to Treasurer Mel Walden for review and then to the entire Board prior to the November 17, 2007 budgeting meeting as Kevin Lovett will be out of town on the meeting date.

A few of the planning items discussed include:

Capital Reserve Budget

- Get painter to assess the condition of the siding painting and get bids (3) to paint the North side; Find out what the remaining life of the front side of the bldg. as well as the North and west sides; if in good shape, can the painting of them be postponed?

- Get bids to paint the garage ceiling (3) – possibly complete in the winter

- Get bids to replace the carpet of all common areas (3)

- Add costs to set up the wireless internet system

- Get bids and add costs to complete the lobby remodel discussed

Operating Budget

- Internet- Add the monthly fees for wireless internet service at Cedar Lodge

- Recycling – Add fees for the added recycling service

- Make adjustments in other expense areas as needed

- Continue plan for 3.5% annual inflationary increase to dues

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

**Complete Items**

- Front door and parking garage entry code changes
- Audit 2006
- Staining of East Side of bldg .
- Installed new gas grill – SRG instructed to leave the grill out this winter as long as access to the grill is not an issue due to snow removal.
- Deed restriction
- Repaired broken exit sign

**Report Items**

- Lever on front door – a lever can not be installed on the punch code lock at the entry

**-Trash**

Current pick up schedule – Monday, Wednesday Friday

Current size of dumpster – 4 yard

Current monthly expense for 4 yard with pickups Monday, Wednesday and Friday is \$215.03

A 6 yard dumpster needs to be obtained to get the design with the permanent lid and side entry.

The cost to increase to a 6 yard dumpster with same pick up schedule is \$410.25 per month (an additional \$195.22 per month or \$1171.32 per year).

The cost to increase to a 6 yard container with 2 x's per week pick up is \$276.84 per month (an additional \$61.81 per mo or \$741.72 / yr)

After discussion, the decision was made to continue with the current dumpster and pickup schedule.

- Recycling – The cost to add 2 recycling totes is \$40 per month for one pickup per week or \$25 for one tote with one pickup per week.

After discussion, the decision was made to add one tote and monitor usage to determine if another tote is necessary.

SRG instructed to install a sign at the dumpster area that states “please close lid on dumpster after use; trash and co-mingled recycling service for Cedar Lodge owners, guests and tenants only”

SRG also instructed to replace the existing signs in the hallways that currently state “trash out back “ with signs that state “trash and recycling service out back”

SRG will place the Waste Management approved recycling notice (which states what can and can not be recycled) in each unit at Cedar Lodge.

-Gas line run to new grill- approx. \$1700 in connection from main, piping to front gazebo and converter to plumb straight into grill. Additional expenses include trenching / cutting asphalt or concrete to run pipe to gazebo, depending on the run location, approx. \$1000 - \$1500 additional. After discussion, it was decided to not pursue this item further at this time.

-Snow plow

We have received bids for this years plowing.

Note we have \$1680 budgeted for the season

-Hey Plow Guy = \$2700 for season for 36 plows max, \$50 ea add plow

-Whistle Why Work = \$4000 for the season, unlimited plows

-Independent Builders = \$2550 for season, 35 plow max \$75 hr add

-Bobby Cat – (contractor used past few years) = \$1230 season, 5 plow per month cap, add. plows after are hourly at \$50 / hr.

SRG Recommended continuing with Bobby Cat; the Board approved.

### **Pending**

-Fall roof inspection

-Fall Roof Top heater inspection

-Fall quarterly deep clean

## **V. Old Business**

### **A. Fireplace conversions to gas**

-Gas line install bid –the following bids to run the gas line to the 3<sup>rd</sup> floor were presented.

Northstar - \$10,194 (does not include new main meter or individual check meters)

-individual check meters would be an additional \$3000

Colorado Comfort - \$18,375 (includes new meter plus individual check meters)

-\$13,125 (includes only one meter)

-\$21,525 (includes meters on each unit)

Breck Mech - \$34,000

Northstars bid of \$13,194 was most attractive –  $\$13,194 / 21 = \$628$  per unit

$\$13,194 / 42 = \$314$  per unit

Attorney reports that Cedar Lodge does have the authority to do this work.

However, the 3<sup>rd</sup> floor unit owners alone can not be special assessed; a special assessment must be of all Cedar Lodgeowners. Since the project is over 10% of the annual budget, approval of at least 51% of the owners must be obtained to complete this project (this is vote 1).

Option 1 - Then,  $\frac{3}{4}$  of the owners voting (not total membership, so we do need to propose the question to all owners, but only need  $\frac{3}{4}$  of the owners that respond) will need to approve of the assessment.

Option 2 – The option (after 51% of the owners have approved the project) exists to do a “self supporting” assessment of the third floor unit owners only; however, 100% approval of the third floor owners is needed to approve this.

After discussion, the option selected to proceed is to poll the 3<sup>rd</sup> floor owners find interest. If 100% interested, then the process of gaining approval of all owners to complete the project (with 2<sup>nd</sup> floor owners not having to pay) (need 51%) will be started; then only the third floor unit owners will pay. If all 3<sup>rd</sup> floor owners are not interested, then we will proceed with asking for the vote of all owners to proceed (need 51%) and at the same time ask all owners for their vote on proceeding with the assessment of all 2<sup>nd</sup> floor and 3<sup>rd</sup> floor unit owners (need ¾ of all voting owners (not all owners) to approve). SRG will send the survey to Mel Walden for review / comments before sending out to the 3<sup>rd</sup> floor owners.

B. -Internet – the town of Frisco states that Cedar Lodge Owners and tenants are permitted to use any internet signals they can connect to that are supplied by the town (the town has a broadcaster located at the town historic park and the Chambers Bldg. (probably where Cedar lodge gets the signal); of course, the signals are not guaranteed. Comcast has given us a bid of \$8.50 per unit per month for the high speed wireless internet service. This equals a monthly expense of \$357 or \$4284 for the year. We would also incur initial set up fees of approx. \$2500 - \$3000.

The Town of Frisco has also been asked to see if a booster can be installed to amplify the signal to Cedar Lodge owners and advertise the signal. The Town of Frisco states that Cedar Lodge can not legally boost their signal and broadcast it to owners at Cedar Lodge. Summit Resort Group noted that this is NOT endorsed or supported as it is illegal and perpetrators could face up to \$100,000 in fines.

After discussion, Bruce Rindahl moved to install the high speed wireless internet system in the building and begin service of the high speed wireless internet beginning January of 2008.

## VI. New Business

### A. Lobby Remodel

Discussions took place of possibilities for improvements to take place in the lobby area to increase values and use of the lobby area to meet current needs. It was noted that the existing “check in” counter is no longer needed as it is unused. The idea is to construct a sitting area for owners, tenants and guests to use along with a “free” book and game exchange.

Remodel plans were discussed as follows:

- Remove the existing counter
- Remove the existing bench along the wall next to the counter
- Re-carpet this area
- Build a wall to close off the emergency panels
- Build / install a book shelf on the wall where the bench currently exists

- Add chairs and a coffee table
  - Build a new small bench that folds up at the foyer for taking off/ putting on boots
- SRG instructed to create a Request for Proposal, to get to Bruce Rindahl for approval and then get bids to complete.

#### B. Clubhouse Furniture

An item discussed at the annual meeting and previous Board meetings was the replacement of the existing clubhouse furniture. Susan Konecny has researched replacing the existing furniture and reported on a set she found that is in great condition and available for purchase at a great price of \$1200. \$2000 is budgeted in 2008 for furniture replacement. Mel Walden moved to purchase the furniture in 2007 for \$1200 plus an additional \$300 for delivery or truck rental; Catherine Sherk seconds and the motion passes. Steve Konecny will inform SRG of the planned delivery date; SRG will either have the existing furniture removed prior to the delivery or removed at the same time as the new items are delivered, depending on circumstance.

#### C. Re-landscaping of property

Bruce Rindahl reports investigations are underway on the re-landscaping efforts; SRG will obtain a site plan and get it to Bruce.

#### D. Cable TV

Currently, Cedar Lodge has the Expanded Basic Package which includes channels 2 – 66 for \$1307 per month.  $\$1307 / 42 = \$31$  per unit per month (compares to \$49.99 per unit per month if the bulk rate did not apply)

Additional channels can be added as follows (it was noted that any increases would need to be off set with an equal increase to dues):

Upgrade to the “Digital Classic” package- this gets an additional 41 channels for an additional \$11.95 per unit per month bringing the total per unit cost to \$43 /mo

Upgrade to “Digital Classic Plus” package – this gets us an additional 68 channels for an additional \$14.95 per unit per month bringing the total per unit cost to \$45.95 /mo

Additional upgrades exist and were presented.

Owners do have the option of contacting Comcast on their own and adding channels; however, they will be responsible for the additional expense and will not realize the bulk rates.

Upon review, it was noted that the savings realized in having the entire association sign up for additional programming vs. individual owners signing up for additional programming was very minimal (\$1 - \$3 per month).

The decision was made to keep programming the same at this time.

#### E. Decks on back of bldg. – 2<sup>nd</sup> floor-

Kevin Lovett with SRG reports the following; Cedar Lodge is Zoned Residential High Density; therefore code requirements must be met for this. Key issues are setback (10 ft. in the rear) and must meet lot coverage requirements (lot can not exceed 55% of the total lot area).

In discussions with the Town of Frisco, we must stay within the existing envelope to meet these requirements (meaning that the 2<sup>nd</sup> floor decks can not extend further than the existing 3<sup>rd</sup> floor decks; this would leave us with some pretty small decks).

A variance can be applied for; in order to do so, plans must be presented and we must complete a small project application:

Cost for “sketch” plans to be created -\$700 (if approved, we would need to move forward with additional drawings as discussed below)

Cost for application \$150

Total = \$850 (this will get TOF to let us know if we should even proceed any further)

If the TOF approves the variance, a full set of plans will need to be created with engineers stamp.

Approx. cost \$3000 - \$5000

Contractors estimate to complete

\$5000 ea. unit to redo wall with slider door (includes all interior work)

\$2000 ea. to construct deck with railing

Total cost; 10 units x \$7000 for const. = \$70,000 + \$5000 for drawings (+ \$850 initial drawings) = \$75,850 / 10 units = \$7585 per unit

$\$75850 / 42 \text{ units} = \$1805 \text{ per unit}$

Attorney reports that Cedar Lodge does have the authority to do this work. However, the 2nd floor unit owners on the alley side alone can not be special assessed; a special assessment must be of all Cedar Lodge owners. Since the project is over 10% of the annual budget, approval of at least 51% of the owners must be obtained to complete this project (this is vote 1).

Option 1 - Then,  $\frac{3}{4}$  of the owners voting (not total membership, so we do need to propose the question to all owners, but only need  $\frac{3}{4}$  of the owners that respond) will need to approve of the assessment.

Option 2 – The option (after 51% of the owners have approved the project) exists to do a “self supporting” assessment of the 2nd floor alley side unit owners only; however, 100% approval of the third floor owners is needed to approve this.

One option to proceed is to poll the 2nd floor alley side unit owners find interest. If 100% interested, then proceedings of gaining approval of all owners to complete the project (with 3<sup>rd</sup> floor owners and 2<sup>nd</sup> floor street side owners not having to pay) (need 51%); then only the 2<sup>nd</sup> floor alley side unit owners will pay.

If all 2<sup>nd</sup> floor alley side owners are not interested, then we will proceed with asking for the vote of all owners to proceed (need 51%) and at the same time ask all owners for their vote on proceeding with the assessment of all 2<sup>nd</sup> floor and 3<sup>rd</sup> floor unit owners (need  $\frac{3}{4}$  of all voting owners (not all owners) to approve).

After discussion, the following was planned:

- SRG instructed to get a revised “ballpark” bid to install the decks as concerns were identified of concrete cutting that is believed to be more expensive than quoted. SRG will report the revised bid to the board.

- Next, Bruce will contact owners on the 2<sup>nd</sup> floor alley side to present to them the idea of installing decks on their units (SRG to get Bruce contact info).

- Kevin Lovett and Bruce Rindahl will construct the survey and send to the 2<sup>nd</sup> floor alley side owners.

F. Electrical outlet plug in the third floor hallway needs repair; SRG will complete this.

VII. Next meeting date – The next regular Cedar Lodge Board of Directors meeting will be held at 9:00 am on Saturday November 17, 2007

VIII. Adjournment- the meeting adjourned at 11:45 am.