

**CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 27, 2006**

The meeting was called to order by President Don Buckalew at 6:10pm. Additional board members present were Mel Walden, Dave Lawson and Corky Ramey. Dave Lawson held Steve Konecny's proxy. A quorum was present. Peter Schutz and Kevin Lovett were present on behalf of Summit Resort Group.

- I. The first item of business was the review of the November 4, 2005 meeting minutes. A motion was made by Mel Walden, 2nd by Don Buckalew to approve the minutes as written. The motion passed.
- II. Under President's remarks Don thanked all those present for attending a Friday night meeting. He distributed a report on recent sales activity and was pleased to report the last sale at \$134,000. In response to Don's question on the availability of financials, Peter and Kevin explained that some formatting changes were made which caused the delay in distribution. The reports will be on time next month.
- III. Under owners forum Dave Lawson submitted a letter from the owner of 321 asking what is included in the monthly fee charged by summit Resort Group. Don advised that the board will continue to evaluate the pros versus cons of an on-site manager structure for Cedar Lodge. Peter then provided some detail of what his company provides in the area of physical, fiscal and accounting services. He also noted that the cleaning of the hallways and common areas is outsourced each month at a cost of \$900, which is included in the Summit Resort Group fee. The complex accounting package and all of Kevin's time is included as well.
- IV. Kevin gave the year end financial report including the balance sheet and income statement, which brought comparisons. The year end over/under amount for each expense account was reviewed. The year end loss of \$3,166 was primarily due to the repairs to the garage ceiling from a water leak. The year end reserve fund balance is \$42,164. During the budget discussion several operational issues mentioned. Dave mentioned the need to clean the ice build up around the driveway drain to make it work effectively. Also comments were made on the need for better cleaning in the laundry rooms and meeting area. Kevin will follow up with the subcontractor. The financial report was accepted.
- V. Kevin then gave the management company report (copy attached). He reviewed the projects as well as pending or proposed projects. Security cameras have been installed, heat tape repairs and replacements are completed, and the building insurance has been reviewed with Allstate. All the hot water heaters have been inspected. Owners who need repairs to the shut off valves will be notified and Summit Resort Group will proceed with getting the work done. Kevin and Peter went over the details of the Senate Bill 100 compliance and how the new Summit Resort Group web-site will facilitate the posting of required information. Under the management report

Don brought up the issue of Fireplace inspections and action that needs to be taken on those that received a “poor” rating. After discussion, it was agreed to get a second opinion from another local company of the 21 poor units. The owners will then be notified to complete the necessary repairs.

- VI. Under old business the issue of parking space trades was brought up. Kevin gave the board a background summary of what has occurred with the tenant in 207. Corky provided additional feedback on problems that occur on a regular basis. Mel stated that he felt the process was ok but that individuals have not acted responsibly. Discussion followed with Don commenting that the situation has become a nightmare for management and board members who live on site.

A motion was made by Don Buckalew, 2nd by Corky Ramey to rescind the motion passed in the November 5th board meeting allowing a parking spot trade and furthermore the Cedar Lodge house rules will govern the use of parking spaces at the complex. The motion passed unanimously.

- VII. Under new business, Mel mentioned the need to contact the neighboring property, Beaver Lodge about re-installing a cover over the light in the alley. Kevin will follow up.

With no further business the meeting adjourned at 8:30pm.