

**CEDAR LODGE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 16, 2007**

The meeting was called to order at 9:00 am. Board members present were Mel Walden, Steve Konecny and Bruce Rindahl; a quorum was established. Kevin Lovett was present on behalf of Summit Resort Group. Lynda Black, owner of unit 302, was present.

- I. The first item of business was the approval of the 4/18/07 Board meeting minutes. Steve Konecny motioned to approve the minutes from the 4/18/07 Board meeting; the motion was seconded by Mel Walden and the motion passed.
- II. The next item of business was the discussion of the gas line addition to the third floor units. Per discussions at previous Board meetings, a possible plan was proposed to run a gas line to the 3<sup>rd</sup> floor of the building with "stubs" into each unit and allow owners to tap into these gas "stubs" in order to hook up gas fireplaces (individual owners would be responsible for the expense to install their gas fireplace). The expense to run the gas line on the exterior of the building and stub into each unit would be split amongst 3<sup>rd</sup> floor unit owners. SRG presented bids ranging from \$750 per 3<sup>rd</sup> floor unit owner to \$1500 per 3<sup>rd</sup> floor to complete; SRG will discuss the large difference in pricing to complete with the contractors and will report back to the Board. The Board will then complete a survey of the 3<sup>rd</sup> floor owners to establish interest. SRG will also check with an attorney to find out the owner approval percentage needed to complete the project.
- III. The next item of discussion was the status of the Deed Restriction Amendment. SRG reported that the mailer, which included the proposed deed restriction amendment, cover letter from the attorney and a consent form, was sent to all owners and First Lienors. To date, we have received 17 owner consents, 0 owner rejects and 0 First Lienor consents and 0 First Lienor rejects. First Lienors have 30 days from the date the mailer was sent (May 22, 2007) to respond or they are deemed to consent. 67% of owner approval is required to pass the amendment. SRG instructed to resend the mailer to the owners that have not responded with an additional cover letter, written in "layman's" terms so that owners have an easier understanding of the amendment.
- IV. Annual meeting plan – the annual meeting packet was reviewed and presenters of the agenda items was discussed. Board member election status was discussed as follows:
  - Mel Walden – up for reelection; Mel will re-run
  - Steve Konecny – up for reelection; Steve will re-run
  - Catherine Shenk – up for reelection; Catherine will re-run
  - Anthony Oliveira – has sold his unit; position to be filled

V. The meeting was adjourned at 9:50 am