

**CEDAR LODGE CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
June 20, 2024**

I. Call to Order

The meeting was called to order by Brennan Arnold at 6:02 p.m. via videoconference.

II. Proof of Notification/Proxy

Notice was sent on May 20, 2024. A quorum was confirmed with 17 units represented in person and 20 proxies received.

III. Introductions

Board members participating were:

Brennan Arnold, President, 306

Billy Stickle, Secretary/Treasurer, 202

Traci Helms, Vice President, 319

Roger Gooch, Director, 221

Owners participating were:

Kirk Dice, 201/206

Ed Wright, 217

Kevin Kelly, 220

Brian Hostetler, 302

Heather Ogren DeBella, 305

Sarah Stowell, 316

Teri & Michael Russell, 203

David & Jill Quivey, 219

Vincent Nguyen, 301

Mark & Gloria Cox, 303

Jody Kenney, 314

Christopher Martell & Jerome Carter, 318

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

IV. Approve Minutes of Last Annual Meeting

**Motion:** Jerome Carter moved to approve the June 24, 2023 Annual Meeting minutes as presented. Roger Gooch seconded, and the motion carried.

V. Financial Report

A. *2023 Fiscal Year-End Financials*

As of December 31, 2023, the balances were \$22,504 in Operating and \$94,156 in Reserves. The Hot Tub Fund balance was \$24,491.

B. *2024 Year-to-Date Financials*

As of April 30, 2024, the balances were \$20,067 in Operating, \$105,545 in Reserves and \$25,712 in the Hot Tub Fund. As of April 2024 close, the Association was

operating \$2,897 favorable to budget. There were no past due owners and all Reserve contributions have been made.

C. *Capital Plan*

The 2024 Capital Plan was included in the meeting packet.

VI. President's Report

Brennan Arnold reported that the following projects were completed in the past year:

1. Added extra space to the east parking lot to allow for slightly larger parking spaces. The west parking lot was expanded last year.
2. Crack filled, seal coated and striped the parking lot following the expansion.
3. Added storage closets to the end of the hallways. They have all been rented.
4. The garage doors were replaced. A Cedar Lodge tenant damaged one, and it was replaced by the tenant's insurance. The other one the HOA paid for so they would match. The garage doors that were replaced were original, so they were in need of replacing.
5. Three cameras and signs have been installed in the garage.

VII. Owner Education

Deb Borel provided an insurance update. She said some insurance companies are starting to require removal of gas grills from decks. If this happens, the Board will discuss the possibility of adding a common grilling area, with picnic tables. Owners should confirm that their HO6 policy includes coverage for the \$10,000 Association deductible.

VIII. New Business

A. *Hot Tub Update*

The hot tub is still in working condition but the jets are not operational. The Board previously received a bid of \$150,000 - \$180,000 to replace the hot tub, which would necessitate a Special Assessment. A feasibility study would cost \$5,000 - \$8,000. A 67% affirmative vote of the membership would be required to levy a Special Assessment.

**Action Item:** Roger Gooch, Jody Kenny and Mark Cox will serve on a committee to obtain bids for hot tub replacement.

B. *Patio Repainting*

The second-floor decks and railing tops and the vertical wood surface on the back of the building will be power washed and stained this summer.

C. *Hallway Lighting*

Mark Cox requested consideration of brighter hallway lighting. Deb Borel said LED bulbs were recently installed at the hallway ends.

**Action Item:** Summit Resort Group will install LED lights in all the hallway ceiling sockets.

D. *Carpet Replacement*

David Quivey commented that the carpet is very worn. Deb Borel said it is scheduled for cleaning on July 11<sup>th</sup>. The Board has discussed replacement of the carpet with a more durable material.

IX. Appointment of Directors

The terms of Traci Helms and Jeffrey Beavers expired and both were willing to run again. There were no other nominations from the floor.

**Motion:** A motion was made to nominate and re-elect Traci Helms and Jeffrey Beavers. Roger Gooch seconded, and the motion carried.

X. Next Meeting Date

The next Annual Meeting was scheduled for Thursday, June 19, 2025 at 6:00 p.m. via Zoom.

XI. Adjournment

**Motion:** Brennan Arnold moved to adjourn at 6:33 p.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature