CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
March 30, 2026 10:00am

I. Call to Order
The meeting was called to order at 10:11am. Board members in attendance included Roger Gooch, Traci Helm and Billy Stickle. Representatives of SRG were Armani Zangari, Deb Borel, and Kevin Lovett.

II. Roll Call/Quorum
A quorum was present.

III. Owners Forum
There were no owners, other than board members, present.

IV. Approval of Minutes
The next item of business was the review of the minutes from the November 5, 2025 Board Meeting and subsequent ratification meeting. Roger made a motion to approve the minutes as presented. Billy seconded, and the motion carried.

V. Financial Report
Armani reported on the financials as follows:
• Current account balances include approximately $35,618 in Operating, $102,427 in the Alpine Reserve account, and $26,892 in the Hot Tub account.
• The Board reviewed P&L statements for December, January, and February.
• February financials reflect an operating surplus of $3,680.14 due to lower-than-budgeted repair and maintenance expenses.

Roger made a motion to transfer the February operating surplus to reserves. Billy seconded, and the motion carried.

VI. Ratify Board Actions via Email
Roger made a motion to approve the following actions that have taken place via email since the last Board meeting:
-11/10/2025 -- Approval of lobby painting project.
-11/11/2025- Approval for owners to keep storage lockers until unit transfers ownership or they no longer want it.
-11/18/2025 – Approval of 3-year Waste Management contract
-02/18/2026 – Approval Tax Return
-03/18/2026 – Approval to renew CD with Edward Jones
Billy seconded, and the motion carried.

VII. Old Business
A. Storage Locker Policy Update – The Board confirmed updated storage locker policies allowing continued use by current holders until transfer or relinquishment.
B. Hot Tub Update – The hot tub is currently functioning adequately with no reported issues. No immediate action is required.
C. Elevator – The Board discussed long-term planning for elevator modernization. This will take place after parts become obsolete.

VIII. New Business
A. Unit 313 Remodel Request – The Board reviewed a remodel request from Unit 313 for kitchen upgrades scheduled for May. Work hours are restricted to 9:00 am – 5:00 pm. Proper permits are required for any plumbing or electrical work. Noise-reducing flooring is required. The Board approved the request with these conditions.
B. Insurance Renewal – Armani reported that the insurance renewal has been finalized with a $413 per square foot building limit, $10,000 deductible, wind and hail coverage, sewer and drain backup coverage, and an umbrella policy has been signed.
C. Annual Meeting Notice – The Board reviewed the Annual Meeting Notice, and approved it with changes.

IX. Next Meeting Date
The next Cedar Lodge Board of Directors meeting will be held prior to the Annual Meeting in June 2026. SRG will coordinate scheduling with the Board.

X. Adjournment
With no further business, a motion was made and seconded to adjourn the meeting at 10:48am.

Approved By: ______________________________
Date: ____________________