

CEDAR LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
November 5, 2025

**I. Call to Order**

The meeting was called to order at 2:07 pm., Traci Helm, Billy Stickle and Roger Gooch were in attendance via Zoom. The representatives of SRG were Armani Zangari and Deb Borel.

**II. Roll Call/Quorum** – A quorum was present. Notice was posted on the website and on site at Cedar Lodge.

**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 June 19, 2025 Board Meetings. **Roger made a motion to approve both as presented. Billy seconded, and the motion carried.**

**V. Financial Report** – Deb reported on the financials as follows:

**September 30, 2025 close financials**

- September 2025 Balance Sheet reports \$21,575.54 in Operating and \$82,409.85 in the Reserve account and \$25,333.78 in the hot tub account. The Edward Jones CD has a balance of \$77,011.55.
- September 2025 P & L states that Cedar Lodge is \$2,847.08 under budget in year to date in operating expenses.
- All Reserve Contributions for 2025 have been made.
- A/R – all owners are current, and many have prepaid
- 2026 Budget Discussion – The board reviewed 3 budget options as follows:
  1. Increase to operating only
  2. Increase to operating and reserves
  3. Increase to operating, reserves and hot tub reserves

**Roger made a motion to approve budget option 3 for presentation to owners at the Budget Ratification Meeting. Traci seconded, and the motion carried. The meeting notice will be sent this week.**

**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.**

- ☐ 06/26/2025 – approval to clean exterior windows
- ☐ 08/21/2025 – Collection Policy and Phone/Email Policy approved
- ☐ 09/28/2025 – approval or remodel request in unit 217

**Traci seconded, and the motion carried.**

**VII. Old Business**

- A. Storage Locker Report – All of the storage lockers are rented. No lottery was necessary for 2026 storage closets. The length of storage closet rental contracts will be discussed via email.
- B. Hot Tub Update – The hot tub is working currently.

- C. Lobby Painting – **Billy made a motion to accept the bid from DR Custom as presented. Roger seconded, and the motion carried.** Traci will determine the paint color and send it to the board for approval.

**VIII. New Business**

- A. Elevator – The board discussed the eminent modernization project that will need to take place at Cedar Lodge, and the need to start saving for it. Roger will speak to someone he knows and update the board.
- B. Comcast Renewal – After review of the proposed Comcast contract, **Roger made a motion to keep the same service they have. Billy seconded, and the motion carried.** At the 2027 annual HOA meeting, owners will be asked if they would like to add individual internet to the units instead of just in the clubhouse. This “straw vote” will be considered when drafting the 2027 Operating budget.
- C. 2026 Property Management Agreement Renewal – SRG presented a property management agreement proposal with a 5% increase for 2026. **Traci made a motion to accept the proposed SRG 2026 Property Management Agreement Renewal with a 5% increase. Billy seconded, and the motion carried.**
- D. Budget Ratification Meeting Notice – the board approved the budget ratification meeting notice with the approved 2026 budget added.
- E. Lights timer will be adjusted to reflect when it is dark. Lights will also be tested during the day and any bulbs that are out will be replaced.
- F. New Community Association Manager 2026 – Armani Zangari will be the new CAM beginning in 2026. Deb will work closely with him until he is comfortable with the work. The new site manager is Justin.

- IX. Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held in March 2026. SRG will poll the board in February to set a date.

- X. Adjournment** – **With no further business, at 3:09 a motion was made and seconded at to adjourn.**

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_