

CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 2022

I. Call to Order

The meeting was called to order at 2:02 pm., Brennan Arnold, Traci Helm, Billy Stickle and Roger Gooch were in attendance via Zoom. Representing SRG were Kevin Lovett 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 4, 2022 Board Meetings. These approvals were done via email following each meeting and will be ratified under section VI.

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

September 30, 2022 close financials

- September 2022 Balance sheet reports \$31,215.30 in Operating and \$90,763.83 in the Reserve account and \$20,834.94 in the hot tub account.
- September 2022 P & L states that Cedar Lodge is \$7,509.34 over budget in year to date in operating expenses.
- All Reserve Contributions for 2022 have been made.
- A/R – most owners are current, and many have prepaid
- The board reviewed the capital plan
- Hot tub replacement bids will be obtained, and owners will be emailed with the special assessment amount and a vote for replacement will be taken.
- 2023 Budget Discussion – Billy made a motion to approve budget option 3 for presentation to owners. Roger seconded, and the motion carried.

VI. Managing Agents Report – Deb presented the following Manager's Report:
Completed / Pending / Report Items

- ☐ Monthly elevator inspections continue
- ☐ Hot tub open after long mechanical closure
- ☐ Mucking of the drains in the parking lot is complete
- ☐ Garage door cable has been replaced
- ☐ Towing signs have been placed
- ☐ Laundry machine upgrade to include credit card app is complete
- ☐ Elevator repairs are complete
- ☐ Fireplace inspection for 3rd floor units will take place on December 8
- ☐ Backflow testing is complete
- ☐ Carpet cleaning is complete
- ☐ Replaced bathroom vent fan in common area bathroom
- ☐ Rekeying of the building is complete – one owner did not let the HOA rekey their unit, so SRG has no access.

- ❑ Restriping of west parking spaces on right side is complete
- ❑ Annual fire safety inspections are complete
- ❑ Roof replacement is complete
- ❑ Skylight installation is complete

VII. 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.

- i. 05/09/2022 – approval to paint deck furniture
- ii. 05/13/2022 – approval for flooring in unit 303
- iii. 05/27/2022 – approval of 205 door replacement request
- iv. 06/15/2022 – approval to replace roof with NW Roofing
- v. 06/15/2022 – approval of minutes from June 4th board meetings
- vi. 07/14/2022 – approval of skylight
- vii. 07/26/2022 – approval to re-key building
- viii. 08/04/2022 – approval of policies
- ix. 08/07/2022 – approval to re-stripe parking lot
- x. 09/01/2022 – approval to pay final roof replacement invoice
- xi. 10/04/2022 – approval of 2022-23 snowplow contract with BobbyCat
- xii. 11/07/2022 – approval of 301 remodel request

Billy seconded, and the motion carried.

VIII. Old Business

- A. Storage Locker Report – All three of the storage lockers are rented.

IX. New Business

- A. Policy Review and Approval for Signatures – Roger made a motion to approve the policies as presented. Billy seconded, and the motion carried.
- B. Hot Tub Update – discussed above.

- X. Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held in March 2023. SRG will poll the board in February to set a date.

- XI. Adjournment** – **With no further business, a motion was made and seconded at 2:23 pm to adjourn.**

Approved By: _____

Board Member Signature

Date: _____