

**CEDAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 2021**

I. Call to Order

The meeting was called to order at 5:04 pm. Present via Zoom were Brennan Arnold, Traci Helm, Billie Stickle and Roger Gooch. Representing SRG was 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 – No Owners, other than board members, were present.

IV. Approval of Minutes - The next item of business was the review of the June 5, 2021 board minutes. The minutes will be approved through the ratification of the actions via email under VII on the agenda. The 2021 Annual meeting minutes were included in the meeting packet. They will be approved at the 2022 Annual meeting.

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

- ❑ September 30, 2021 balance sheet reports \$30,285.27 in operating and \$193,324.44 in reserves. The hot tub account has \$18,391.99.
- ❑ September 2021 P & L states that Cedar Lodge is \$6,707 under budget year to date in operating expenses.
- ❑ All 2021 reserve contributions are current.
- ❑ 2022 Budget Discussion – SRG presented three budget options to the board. **Traci made a motion to approve the budget with no dues increase. Roger seconded, and the motion carried.**
- ❑ If there is an operating surplus at the end of 2021, the board agreed that it would remain in operating and not be transferred into reserves.

VI. Managing Agents Report – Deb presented the following Manager's Report:

A. Complete Items

- ❑ Irrigation winterization is complete
- ❑ Monthly elevator inspections continue
- ❑ Hot tub is open for the season
- ❑ Comcast upgrade is complete
- ❑ Mucking of the drains in the parking lot is pending
- ❑ Paul Fretz is your new full time site manager
- ❑ An owner has caught up with dues and has entered a three-month rehab
- ❑ Roof inspection will take place in the spring

VII. Ratify Board Actions via Email

Roger made a motion to approve the following actions that have been made via email since the last Board meeting.

- A. 06/14/2021 – Approval of Annual Meeting Mailer to be sent to Owners
- B. 06/14/2021 – Approval of Minutes from June 5, 2021 Board Meetings
- C. 07/02/2021 – Approval to Appoint Traci Helms to the Board to fill vacancy
- D. 07/19/2021 – Approval to sign Comcast contract
- E. 07/28/2021 – Approval to muck out the drains
- F. 07/31/2021 – Approval to appoint Billie Stickle to the Board to fill vacancy

Traci seconded, and the motion carried.

VIII. Old Business

- A. Storage Locker Report – All storage lockers are currently rented.

IX. New Business

- A. Security Cameras – Security cameras may be considered at a later date.
- B. Tiger Gas Renewal – The board reviewed gas rates from Tiger Gas. Roger made a motion to lock in for two years with Tiger. Traci seconded, and the motion carried.
- C. Elevator – Schindler Elevator has proposed to offer cellular service with monitoring to the HOA and waive the \$1,500 software fee with a 5-year service agreement extension. The monthly cost is \$35 as opposed to the \$61 the HOA is currently paying with Century Link. Roger made a motion to approve the proposal as presented. Traci seconded, and the motion carried.

- X. **Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held in March 2021. The date and agenda will be posted to the website once it is determined. The budget ratification call-in meeting will be held on Tuesday, December 7, 2020 at 10:00 am.

- XI. **Adjournment** – Roger made a motion to adjourn at 5:35 pm. Traci seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature