

**CEDAR LODGE CONDOMINIUM ASSOCIATION BOARD OF
DIRECTORS MEETING
November 2, 2019**

I. Call to Order

The meeting was called to order at 1:00 pm. Kristin Decker and Jeffrey Beavers were present in person. Shannon Lamkin, Roger Gooch and Brennan Arnold were present via telephone. 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 8, 2019 board minutes. The minutes will be approved through the ratification of the actions via email under VII on the agenda.

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

- ☐ September 30, 2019 balance sheet reports \$19,072.81 in operating and \$139,835.71 in reserves. The hot tub account has \$13,497.15.
- ☐ September 2019 P & L states that Cedar Lodge is \$1,015 over budget year to date in operating expenses. This is mainly due to the snow removal overage for this winter.
- ☐ Deb will determine why the HOA receives four Xcel bills each month.
- ☐ All 2019 reserve contributions are current.
- ☐ 2020 Budget Discussion – SRG presented the budget option to the board, which included no increase to dues in 2020. **Roger made a motion to approve the budget as presented. Jeffrey seconded, and the motion carried.**

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

A. Complete Items

- ☐ Snow Removal contract in place with BobbyCat
- ☐ Parking Lot and Garage Spaces striped
- ☐ Garage door inspection complete and necessary repairs complete
- ☐ Monthly elevator inspections continue
- ☐ Repaired light in the third floor laundry room
- ☐ Annual fire alarm testing and inspection is complete
- ☐ Fire panel was replaced
- ☐ Renegotiated the trash removal contract to save money
- ☐ Asphalt repairs complete

B. Pending Items

- ☐ Repair of area in the back of the building to build up the ground so that the step is not so high – This should be completed the first week in November.

- ❑ Painting of the west side of the building is pending. The painters waited until the weather got too cold to complete the work. Both the west and south side will be stained next spring.

C. Report Items

- ❑ Hot tub opened on November 1
- ❑ Fireplace inspection will take place this fall

VII. Ratify Board Actions via Email

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

- ❑ 6/10/19 – Approval of meeting minutes from Pre and Post annual meeting
- ❑ 7/23/19 – Asphalt work approved
- ❑ 9/18/19 – Approval of Waste Management contract
- ❑ 10/1/19 – Approval of Bobby Cat for snow removal 2019-20
- ❑ 10/1/19 – Roof maintenance approved

Kristin seconded, and the motion carried.

VIII. Old Business

- A. Storage Locker Report – All storage lockers are currently rented.
- B. Therapeutic Tub and Shower in common area bathroom – The Board agreed that a therapeutic tub will not be installed.

IX. New Business

- A. Carpet Cleaning – Kristin made a motion to have a portion of the entry way carpet as well as the hallway carpet cleaned by Mountain Pride. Jeffrey seconded, and the motion carried. They agreed that the cost should not exceed \$500.
- B. Property Management Agreement Renewal – Roger made a motion to sign a four-year property management renewal agreement with SRG. Jeffrey seconded, and the motion carried.
- C. Deck Storage is beginning to be an issue again. SRG will send an email out to all owners reminding them what they may and may not store on their decks. If necessary, an individual email will be sent to those who are not in compliance.

- X. **Next meeting date** – The next Cedar Lodge Board of Directors meeting will be held March 21, 2020 at 10:00 am. The budget ratification call-in meeting will be held on Thursday, December 5, 2019 at 9:00 am.

- XI. **Adjournment** – Kristin made a motion to adjourn at 1: 45 pm. Roger seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature