

Cedarwoods Annual Meeting Minutes

Thursday, October 7th, 2015

Rafter J Office

Proxies:

Gawaldo: Elizondo, Beauchamp, Harrison, Berger, Ford (2)

Czarniak: Boyd, Adams, Stahl, Brondos

In Attendance: Edie Herro, Charles Herro, Joe Gawaldo, Judy Legg, Stan Czarniak, Stephen Friedlander, Andrew Weller (17 total attendance with proxies)

The meeting was called to order at 6PM and a quorum was established.

The meeting minutes from the 2014 Annual Meeting were read and approved.

Old Business:

Sidewalk repairs are needed near the 200 Building. Sidewalk repairs were completed this Fall in front of units 101-102.

The dead aspen trees behind the 800 building have been cut down.

Stan mentioned that there is a sprinkler system leak that will need to be repaired in the Spring near the main near the 400 building.

Joe said that there is a sprinkler box behind the 800 building that is being run off of his electricity and this needs to be changed to run off of the general utilities.

Also, a "Slow Children" sign is needed in each parking area.

New Business:

A letter will be going out to all owners regarding the Flood Insurance at the buildings stating that it is the Owner's Responsibility to disclose that their unit is in a Flood Zone when selling their unit.

K2 Management is working with an engineer to possibly get all or part of Cedarwoods removed from the Flood Zone. Until this occurs, K2 will handle the billing for the flood insurance for 2015 and a decision will be made on how to handle this moving forward after a final determination has been made.

It was noted that many tenants in the complex have dogs and this is not allowed. Owners are encouraged to report this to the management if possible so that steps can be taken to eliminate this.

The front of buildings 702 and 703 have a lot of debris and toys that interfere with landscaping efforts and are a nuisance. These needs to be cleaned up.

The management company will be sending out a letter reminding all owners that trash cans need to be kept inside their garages.

Financial Report:

We reviewed the 2015 Profit & Loss and Balance Sheet. It was noted that many expenses have already come through for 2015 and that we are expecting to get some money back due if property is removed from the Flood Zone. As a result, the community will likely break even for the year when all dues are paid.

Election of Management Committee for the Association:

Edie Walker was elected Board President. Andrew Weller and Patti Boyd will be new Board Members and Stephen Friedlander and Stan Czarniak will continue to serve as well.

Troy Beauchamp and Judy Legg will no longer serve on the Board. We thank them for their service.

Matters from Owners:

Susan Berger asked Joe Gawaldo to draw up some plans for an exterior awning she would like to put on her unit at 701. After much discussion, it was decided that this would be a significant alteration and will require more discussion for approval. The concern is that if every owner decided to install something similar that it will block neighbors views and change the look of the community.

At 7:45PM, the meeting adjourned.