

CPLA Annual Meeting Minutes

September 20, 2023

7-8:30 pm

Board

1. Barbara Hudspeth, Treasurer
2. John Alden, Reservations
3. John Vipiana, Insurance
4. Kelly Burr, President
5. Mary Meraw, Secretary
6. Rick Bolander, Maintenance

Call to order

The Annual Meeting of the Cedar Pine Lodge Association (CPLA) was held via web conference on September 20, 2023, at 7 pm.

Roll call

A quorum was present. The attendees and proxies were:

1. Katie Alden
2. John Alden
3. Laurie Alden
4. Claudette Altamirano
5. Rick Bolander
6. Kelly Burr
7. Joe Dorsey
8. Constance Hatfield
9. Adam Hochman
10. Barbara Hudspeth
11. Lorn Marcellini
12. Mary Meraw
13. Sandy Paulazzo
14. Bill Ribeiro
15. Nancy Roizen
16. Jennifer Roizen
17. Kathleen Wilson

Reports

Introduction - Kelly Burr

- Read the minutes from the 11/9/2022 Annual Meeting. Motion by Jennifer Roizen to approve the minutes as read. Seconded and carried without dissent.
- Announcement about the passing of a founding CPLA member, Jolie Wolfe, in September 2023.
- Welcoming of new CPLA member, Adam Hochman.
- Reminder that a member with some accounting skills is needed to take over the Treasurer role from Barbara Hudspeth.

Treasurer's report – Barbara Hudspeth

- Please review all detailed financial reports and balance sheet on CPLA's website.
- The cash balance at the end of August was about \$2,600. Reserves were about \$19,000.
- Income and expenses are comparable to the prior year.
- Increasing expenses include insurance, legal fees, Zoom for meetings, and website software and license fees.
- Anyone with difficulty accessing the website, WWW.CPLATAHOE.COM, should contact Kelly for assistance.

Reservation report – John Alden, Jr.

- Reservations have remained flat since the prior year.
- Last year, reservation income was about \$5,000, and the prepay generated about \$4,200. Total reservation revenue was \$9,260.
- This year, reservation income was about \$4,700, and the prepay generated about \$4,500. Total reservation revenue was \$9,265.
- COVID-19 precaution changes: Masks are no longer required.

Discussion about exclusives:

- Members who want an exclusive booking for the entire cabin on a weekend (Friday-Sunday) must book the entire weekend. Single weekday exclusives are allowed.
- Members are allowed one exclusive during the summer and one during the winter.
- No exclusives are to be booked for holiday weekends and school ski weeks.
- Members are encouraged to contact each other, as a courtesy, to discuss any overlaps.

Vote

Motion by John Alden, Jr.: To allow multiple members to book at the same time, but only allow members to book a bed in a reserved family room with prior consent from the member with the reservation. Reservations must be booked at least 24 hours in advance unless arranged with Barbara.

Seconded and carried without dissent.

Maintenance report – Rick Bolander

- Maintenance work completed this year includes:
 - Leaf blowing and deck clean up
 - Covered patio furniture for the winter
 - Addition of a new BBQ grill with natural gas hookup. Wood-burning or charcoal grills are not permitted at a rental or tenant-shared occupancy
 - Flushed water heater
 - Checked the battery for the backup sump pump
 - Checked sump pump operation
- Work to qualify for new insurance coverage included infrastructure corrections, updated fire extinguishers, and defensible space cleanup.
- Maintenance work needed next year includes:
 - Reseal/paint exterior wood siding
 - Kitchen counter improvements
 - Replace the upstairs bathroom carpet with vinyl flooring and check the flooring underneath

Discussion **about** door locks:

- To enter the cabin, a member must have both a key and a passcode. While using the cabin, a member may choose to use the keypad only.
- Each member has a unique door code, which should not be shared.
- In an emergency, contact Kelly or Barbara for help accessing the lockbox containing a spare key.

Member comments and discussion

- The updated membership list is available at WWW.CPLATAHOE.COM.
- The backdoor keypad is scratched and needs to be replaced. The replacement cost is about \$300.
- Rick regularly checks and changes the batteries.
- When keypads are hard to unlock, warm them up.

Unfinished business

None.

Election of Executive Board

Motion by Laurie Alden: The board stands as is for the next year and until the next annual meeting.

Seconded and carried without dissent.

The president called for nominations for all Executive Board positions. One new candidate volunteered.

Motion by Kelly Burr: Accept Lorn Marcellini to join the board as the seventh member.
Seconded and carried without dissent.

Adjournment

8:05 pm

Secretary

Date of approval