

CPLA Annual Meeting Minutes

September 21, 2025
3pm to 4:30pm (zoom remote)

Board

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

Call to order

The Annual Meeting of the Cedar Pine Lodge Association (CPLA) was held in person and via zoom conference on September 21, 2025 at 3pm over zoom.

Roll call

A quorum was present. The attendees and proxies were:

1. John Sladkus (Zoom Host)
2. Jamie Alessio
3. Eric Young
4. Adam Hochman
5. John Alden
6. Christopher Weinberger
7. John Vipiana
8. Jennifer Roizen
9. Sandy Paulazzo
10. Laurie Alden
11. Kelly Burr
12. [Mary Meraw](#)
13. Lorn Marcellini
14. John Sladkus
15. [Rick Bolander](#)
16. Nancy Roizen

17. Lynn Rose
18. [Barbara Hudspeth](#)
19. Proxy Guy Cutting
20. Proxy Mike Cullihan
21. Proxy Katie Alden
22. Proxy William Riberia

Reports

Introduction - Kelly Burr lead

- John Sladkus Read the minutes from the 2024 Annual Meeting which were approved without dissent.
- Acknowledges what a great board last two years and really appreciates it.
- Appreciation to Lorn for all work on cabin and bathroom.
- Noted the passing of Norm Robinson and passing membership to spouse (Betty) or daughter.
- Noted if you want to change the name of your beneficiary a trust that is fine but must do so in writing. Also noted that children or any blood relative or spouse can be a member without going through formal process when passing membership on.
- Usage up and people enjoying the cabin.
- Reminder to clean up well and leave the cabin as good or better than how you found it. Use Maggie across the street as needed and is encouraged.
- Reminder no pets, no exceptions.

Treasurer's report – Barbara Hudspeth

- Barbara presented the financial report and shared that the finances have improved.
- Net worth almost \$32,000. Saving a lot
- All members are paying dues on time.
- Financial reports posted to the website member information page.
- Bond money moved to 9 month CD. Total \$20,000 at a rate of about 4%.

Reservations report – John Alden

- John Alden reported that reservations were up this year
- Already have over \$25,000 and going in the right direction.
- Cleaning checklist which can be found on kitchen bulletin board and on the member website. Leave cabin as good or better than when you found it.
- Things over all “fantastic”.

Maintenance report – Rick Bolander

- Over July 4th installed new handrails to basement.

- Lots of yard cleaning done. Request for other members to fill bags with yard, pine cones and needles in landscape bags by dumpster. Never ending project. Help appreciated.
- Removed a bunch of trash from basement including old BBQ.
- Removed all garbage and took it to dump as well as a bulk pickup.
- Will follow up on roof inspection and possible short term fixes to roof.

Annual Dues Increase discussion

Kelly proposed an increase in annual dues from \$650 to \$700. Some discussion with a vote of those attending for 3 options.

1. \$700
2. \$675
3. \$676

The majority of members voted for \$700 total annual membership fee..

Member comments and discussion

- Discussion of downstairs usage. Agreed that it's ok to leave some small items (pair of skis, small luggage etc) if you are certain you will return in a week or two. Important to label your item with name and phone number.
- Discussion about one member (Adam H) may purchase a inflatable paddle board and store it in the basement. Other members are welcome to use it if taken care of. Several other members were interested in helping to purchase and will contact Adam separately.

Unfinished business

None.

New members introduce themselves

Election of Executive Board

Motion made to keep The board as is with the following changes. Mary will step down. Adam will take over John's position as secretary and John will take on the member at large position. The plan eventually is for Barbara to step down (not this term) and John takes over treasurer position.

The motion was seconded and approved unanimously.

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

Adjournment

4:30 pm

Secretary

Date of approval