

**TENDERFOOT LODGE  
CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
September 15, 2001**

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Condominium Association was held Saturday, September 15, 2001, in the great room at the Lodge. The meeting was called to order at 9:05 A.M.

**ROLL CALL**

Pursuant to the Bylaws, the attendance of one third (24) of the membership is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
2602	Russ/Judy Camp	2601	William/Margaret Watson
2605	Michael/Lisa Khalilian	2603	Duane/Sherry Abbott
2607	Siga Andrew	2604	Todd/Patty Berryman
2611	East/West Resorts	2606	Richard/Geraldine Pauly
2612	Calvin/Shirley Van Heukelem	2609	Catherine Reano
2614	James/Denise Sanderson	2615	Sprague/Albano
2616	Marty Waldbaum	2622	Fyffe
2618	Robert/Jennifer Freedman	2630	Catherine/Dennis Martin
2623	Eric/Hedwig Geis	2631	Stanley Chase
2628	Gary/Constance Meints	2643	Douglas/Lon Fleetwood
2638	Jill/Timothy Gustin	2646	Vera Kriz
2640	Scott Claymon	2649	John/Susanne Neswadi
2641	Worls Enterprises	2655	Diane Thierer
2645	Dixie Cannon	2659	Rino/Claudie Jasper
2650	Garland/Lynda Johnson	2660	Lee Fleming
2652	Phillip Varley	2667	Christopher/Regina Pritchard
2658	Marty Waldbaum	2672	Tom/Jane Titus
2661	Virginia Johnson	2675	Stephen/Joan Goldfarb
2670	Marty Waldbaum		

Also present from Wilderrest were: Tony Snyder, General Manager; Audrey Taylor, HOA Liaison; Don Marco, Off-Mountain Director; and Chrissy Marco, Resident Manager.

Proof of notice of meeting was noted.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ACCEPT THE MINUTES OF THE SEPTEMBER 16, 2000, MEETING AS WRITTEN.**

## REPORT OF PRESIDENT

Russ Camp reported that numerable items had been accomplished since last year's annual meeting:

The major painting project was completed; the contract provided for an eight-year guarantee. Maintenance painting is nearly completed.

The pillar cap broken during the asphalt project should be replaced within the next few weeks.

The finalization of the landscaping plan was reached. Future landscaping projects will focus more on maintenance with a few improvements as opposed to development. This change in focus will change the funding of landscaping from the operating account rather than the reserve. Not all of the initially allocated funds were needed to complete said plan, so the Board is suggesting the re-classing of those funds [\$11,000 approx] from the landscaping reserve to the general reserve.

The covenants were amended [and the assessments adjusted] to accommodate the increase of square footage of unit 2663. The Association incurred no costs working through this modification.

After much discussion and a survey, the Association opted for furniture on the new deck. A metal table and chairs were added as were two wooden rockers to match the furniture by the hot tubs. This setting will be completed with chairs and a table as on the hot tub deck.

Minor roof repairs are to be completed prior to winter. The Board executed a repair contract for \$2100 with Turner Morris who was the lowest bidder.

The luggage carts and hot tub covers were replaced this year.

The Association was able to absorb the \$5800 boiler repair expense [paid from the reserve] that occurred this year.

The change of management companies [East West to Wildernest] was affected on May 1, 2001.

Wildernest offered the Association substantial savings through their contract negotiations with outside service providers. The Wildernest contract is substantially more than the previous company's management contract; however, many services are included within which were "add-ons" previously. Once the numbers were reconciled, the Board felt that the change would benefit the Association not only through superior maintenance and service, but also financially.

In addition:

It was noted that the complex looks much better than last year, and that the landscaping has improved so as to project the envisioned year-by-year maturity to mountain lushness.

The United States as a whole suffered a difficult year in absorbing the price increases of natural gas.

Tenderfoot, however, was able to absorb the increases without implementing a special assessment. Though gas prices are predicted to drop, the Board will continue to carefully monitor this commodity on a daily basis; present plans are to contract and "lock in a price" with an independent supplier in an attempt circumvent market whims.

The Association ended the year with a surplus even though the gas increases were absorbed; the Board suggests moving said funds to the reserve account.

Outside the lobby doors, behind the fireplace, mutt mitt dispensers were installed to aid owners with pet waste disposal and to help insure that pets are complex trained/non-obvious residents. *Reminder: Only owners are allowed to have pets in residence.*

An owner inquired: “What was the reason behind the management company change?”

The Board indicated:

According to the Association’s covenants, no contract can be written for more than two years; the contract with East/West was expiring, and several things were occurring that the Board felt were not in Tenderfoot Lodge’s [TFL] best interest:

Insurance – premium increased by \$6,000, but the Board was not notified for several months.

Projects – projects were completed without Board approval; though all this was worked through, an operational unease persisted.

Costs – due to its size and volume, Wildernest [WPM] offered discount opportunities.

Communication – the previous management company had many tiers of management which severely hindered opportunity for customizing services and contracts.

The current management contract expires at one year, May 1, 2002. It offers opportunity for a one-year extension as well as a 30 day, at will, cancellation clause. The Board will evaluate the success of the confluence of WPM and TFL at said time. The Board expressed that Wildernest’s pledges have been met, and that membership’s comments have indicated that the change was a positive one.

## **REPORT OF MANAGEMENT**

### **Company Management:**

Tony Snyder related the management report:

Wildernest was formed in the early 70’s to manage a community [named the same] in Silverthorne on Buffalo Mountain. Currently, Wildernest Property Management manages one of nine units in Summit County – some of which have been under Wildernest’s management since ’72.

Wildernest employees, Chissy Marco, Don Marco and Audrey Taylor, comprise the Tenderfoot team.

WPM’s management contract is significantly more expensive than the prior management contract. It is important for Owner’s, when evaluating Tenderfoot’s budget and financials, to be aware of services now included under the management umbrella. Previously, these services were expensed as additional cost/line items.

Wildernest VIP cards are available to owners – they offer various discounts in the County.

Wildernest business cards/phone numbers were distributed. WPM offers 24-hour, 7 days per week emergency service to owners; the contact phone number is 970 468 6291. NOTE: Lock-outs can only be serviced to the extent that Owners have provided unit keys. [WPM does not have keys to units ‘short-termed’ by other management companies.]

Wildernest maintains a company website at [www.wildernest.com](http://www.wildernest.com). Tenderfoot units are featured on said site. In addition, Wildernest is offering to build and maintain a website for all its managed associations at the cost of \$10 per unit, a one-time charge for website construction [\$400 maximum], and \$30/month, maintenance, i.e., for Tenderfoot Lodge - \$400 set-up fee plus \$30/month. On this site would be posted rules and regulations, directors contact list, minutes, notices, events, pictures, hot links to other locations as well as other items the Board dictates. Owners would be encouraged to participate in an effort to individualize the site for Tenderfoot. Each association is segregated by the utilization of a password [if wanted]. WPM is excited about being able to offer this service, not only because of the reasonable cost, but also for the convenience of the owners and Board of Directors. The address is [www.wildernesthoa.com](http://www.wildernesthoa.com).

### **On-Site Management:**

Chrissy Marco stated that she is generally on-site, but can be reached through voice mail at 468-6025 ext 266. This summer's projects include:

Planting perennials	Plant pest treatment [aphids]
Deep root feeding	Daily chemical balance of hot tubs
Cleaning the exterior of windows	Trimming trees/bushes
Seal-coating front parking lot	Replacing sprinkler heads
Wildflower re-seeding front and back berms	Re-seeded portions of grass
Staining decks	Trash control

Owners can individually contract with the window cleaning firm to have the interior windows cleaned; information was left in all units.

Trash control is a challenge; short term guests [maybe others as well] seem to have a difficult time getting their refuse to the receptacle.

Strong emphasis was placed on the landscaping; the grass and trees/plants seem much healthier.

Currently slated projects:

- Stain the new furniture
- Sweep the garage floor prior to ski season
- General Cleaning/Maintenance

### **FINANCIAL CONSIDERATIONS**

Tony Snyder reviewed the financials. The balance sheet records that as of the end of the fiscal year, the Association has \$168,910 in assets that is mainly cash; members' equity is at \$156,293.59.

The budget projects no dues increase.

Budget line items not included within the previous management contract, but expensed within the Wildercrest management agreement are: income tax preparation, common area cleaning, shoveling, boiler checks, grounds and parking maintenance, and spa maintenance. Line items discounted due to WPM contracted savings are: insurance [with increased coverage by 40%], cable TV [plus "Encore" at no extra charge], telephone, and trash removal.

Last year, the Association levied a \$75,000 painting assessment to help fund the \$150,000 painting expense. After the year's operating expenses were paid and the painting was expensed, the Association ended the year with approximately \$125,000 in the reserve ... the members' equity at \$156,293.59. I.E., with the increased services offered within the management contract and the savings as per the Wildercrest volume discounts, the Association was able to realize a \$10,858 operating account surplus at the end of the 2001 fiscal year.

The Board suggests transferring the remaining landscaping funds of approximately \$11,475 and the operating account surplus of approximately \$10,858 to the reserve.

Wilderness's format of a major maintenance schedule is a twenty-year projection. The Board's focus is to levy dues to accommodate funding the operating expenses while making healthy contributions to the reserves in amounts feasible to hold balances above zero for the twenty years. The reserve maintenance schedule is evaluated yearly and adjusted accordingly. It is hoped that the reserves will be sufficient to fund necessary repair expenses and that the Association will not endure further special assessments.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE BUDGET AS PROPOSED BY THE BOARD OF DIRECTORS.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO TRANSFER THE FUNDS REMAINING IN THE LANDSCAPING RESERVE [APPROXIMATELY \$11,475] TO THE GENERAL RESERVE.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO TRANSFER THE SURPLUS OPERATING FUNDS [APPROXIMATELY \$10,858] TO THE GENERAL RESERVE.**

## **REPAIR AND MAINTENANCE CONSIDERATIONS**

Don Marco remarked that the following programs have been instituted:

WPM will maintain a hot [104°] and cold tub [80°] in the summer season; two hot tubs in winter.

A light, plastic cover will cover the tubs during the day; the staff will remove and replace the cumbersome, heavier, hot tub covers – the gate will be locked 'off hours'.

The garage will be power washed in the spring and swept in the fall and cleaned on an as-needed basis.

In-unit maintenance checks are at Owner's request/expense [approx \$12.50 per check]. These include looking for: leaks, open windows, burning fireplaces, heating ovens, inoperative refrigerators/freezers, rotten potatoes, non emptied trash, etc. To contract for said services, owners may call WPM at 468 6025 ext 249.

The spas were re-converted to their original, hydrogen peroxide design – a superior sanitary system.

The hot tubs are checked daily.

An additional, common area phone was installed.

The Safelok system, though initially had a few computer failures, currently seems to be working well.

Wilderness has been actively upgrading the sprinkler system since its May 1<sup>st</sup> involvement. WPM and the Board have taken an aggressive approach with the landscaping.

Keeping the garage doors functioning properly is somewhat of a challenge as the way cars enter and turn into mainstream of the garage can [and often will] cause the other garage door to open. Thus, cones were placed in the middle of the turning space to note workable lanes; however, some cars cannot make the turn in said amount of space. This problem is complicated by vehicles parking in spaces that are designated for smaller models. [Vast mention was given to the black truck, AKA, *Inconsiderate Oath*.] This problem is escalated due to security and energy conservation concerns. Owners are urged to correct these matters.

Wilderness will be attending to managing energy concerns, i.e., the boilers' heat, external common area doors, etc.

There is an on-going issue with the fire security system – it is currently working, but this system has unreliable equipment. It is true that the security company, only, is able to quiet the trouble alarm.

## **NEW BUSINESS**

Building security/owner convenience was discussed. Various resolutions were proposed and died for lack of a second or were defeated; but at length, it was agreed that the great room's exterior doors are to remain closed and accessible only via key. WPM was directed to post signs on the exterior great rooms doors stating "Keep Doors Closed".

Bicycle security was discussed. Following numerous proposals, it was decided to add an additional bicycle rack; it will be placed at the opposite end of the garage.

The Board was petitioned to approve the addition of a deck railing on a lower level unit [2605]. The owners reported that often, people mistake the unit's door for a common area entrance door. A straw vote was taken to determine the opinion of the membership present regarding the request; the Board will confer with the unit's owners in an attempt to reach a solution.

## **ELECTION OF OFFICERS**

Russ Camp's Board term expired this year. Russ indicated that he was willing to re-run. Scott Claymon also indicated that he was interested in serving on the Board. It was noted that the Association is fortunate in having the prosperity of capable, qualified people volunteering for Board service.

Russ Camp was re-elected to the Board of Directors for a three-year term.

## **OTHER MATTERS**

The following concerns were discussed and approved for publication:

Some vehicles will not 'fit' under the garage door header. Owners were reminded to use the underground parking if possible thus leaving lot parking spaces for said vehicles.

Disturbances that would demand calling the police at home also impose the same demands at TFL.

Please call the proper authorities for nuisances; it is the Owners' responsibility to monitor and notify the appropriate source - management company/authorities - of problems.

No signs are allowed in the garage - WPM was directed to remove signs designating parking.

Owners emphasized that they expect continual communication from the Board of Directors.

Reminders:

Residents will need to have keys with them to re-enter the building.

Noise travels through the units via the vents and pipes.

The heating system takes a few hours to react to thermostat changes.

The membership asked that a laminated, TV menu defining the available channels be supplied to the units.

Questions were raised as to the availability of high speed, internet access at TFL. Several owners voiced their need for the same. WPM will further research the matter.

"Thank you's" were extended to Wildercrest for its quality of service to the Association.

The Annual Meeting for 2002 was scheduled on Saturday, September 14, 2002 at 9:00 A.M. in the Tenderfoot Lodge's great room.

## **ADJOURNMENT**

The meeting adjourned to the luncheon at 12:10 P.M.

# Board of Directors Meeting

A meeting of the Board of Directors convened following the Annual Meeting for the purpose of electing officers. The following was determined:

Russ Camp	President
Virginia Johnson	Vice President
Marty Waldbaum	Secretary/Treasurer

Other operational matters were solidified, i.e., snow plowing reminders to the contractor, requested estimates, etc.

The meeting adjourned to the luncheon.