

**TENDERFOOT LODGE  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
September 11, 2004**

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 11, 2004, in the Tenderfoot Lodge Great Room. The meeting was called to order at 9:01 A.M.

**ROLL CALL**

Pursuant to the Bylaws, the representation of thirty three percent (24 units) 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	Wm/Margaret Watson
2604	Lori Miller	2603	Duane/Sherry Abbott
2605	Lisa Khalilian	2606	Mark/Rebecca Standridge
2607	Sigute Andrew	2614	James/Denise Sanderson
2616	Marty Waldbaum	2627	Beau Kessler
2622	Janet/Bill Tully	2628	Gary/Constance Meints
2623	Eric Geis	2630	Catherine/Dennis Martin
2631	John/Ginnis Wells	2635	Mindy Siegel
2641	Worls Enterprises	2636	Ho/Schmidt Pak
2644	Cindy/Lee Alexander	2647	Dewayne/Susan Lieneman
2645	Dixie Cannon	2659	Rino/Claudie Jasper
2650	Garland/Lynda Johnson	2660	Alan/Susan Zsebe
2656	Katherine Froehler	2670	Jay/Jennifer Andrews
2661	Virginia Johnson	2673	Pst Intermediary LLC
2662	Denny/Louise Adelung	2675	Stephen/Joan Goldfarb
2664	Chrzanowski/Wiles		
2667	Christopher/Regina Pritchard		

Present from Wilderrest [WPM] were Audrey Taylor, HOA Liaison; Mike McSorley, Property Manager; Manny Cruz, Property Manager and Tony Snyder, General Manager.

Proof of notice of meeting was noted.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE SEPTEMBER 13, 2003, ANNUAL MEETING WERE APPROVED AS AMENDED TO LIST THE OWNERS OF UNIT 2650 PRESENT AT THE MEETING RATHER THAN PRESENT BY PROXY.**

## **REPORT OF PRESIDENT**

Russ Camp reported that the largest issue facing the Association is the management of natural gas costs. Tenderfoot continues to get its gas supplied from a transport carrier, which allows the Association to purchase gas at a substantially lower price than purchasing through Xcel. The process is that the Board and WPM monitor the daily pricing and “lock in” to a price per decatherm for the year. This year’s price is yet to be “locked”.

The Association has been borrowing from the Reserve Account to pay operating expenses for the past two years. It has been five years since the dues were increased. **The Board approved a 7.5% dues increase, per unit, to be allocated to the Operating Account effective October 1, 2004, the beginning of the fiscal year.** Projects that are being monitored as possibly needing yearly attention are the hot tubs, asphalt, sidewalks, siding and boilers/pumps.

As per the 2003 Annual Meeting, the Board hired a roofing consultant, John Gimple, to evaluate the flat roofs as there has been damage in 8 to 10 fourth floor units from roof leaks. [The roof is comprised of 6500 square feet of flat roofs and the rest is pitched, shingled roof.] The consulting/engineering cost was \$1,490. The report required replacement of two of the flat roof sections and repair of two other flat sections. Bids were obtained from 3 contractors; the contract was given to Turner Morris. The cost is \$19,800.

## **REPORT OF MANAGEMENT**

### **Wilderness Property Management**

Wilderness is a partner of Copper Mountain/Intrawest. WPM’s basic responsibilities are: accounting, meetings, administrative needs, property management and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County.

The Wilderness/Tenderfoot Lodge liaison is Audrey Taylor, 468 6291 ext 217 [taylor@wilderness.com]. Owners are encouraged to contact her with their questions or needs.

Owners were reminded that the strong negotiations on behalf of the Wilderness-managed associations continue to net substantial savings.

Wilderness opened a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their WPM website posts the financials quarterly, the minutes, rules and other Association related items. The address is: wildernesshoa.com. Tenderfoot also has a self maintained website, [www.TenderfootLodge.com](http://www.TenderfootLodge.com) that posts additional owner interest items.

## **FINANCIAL CONSIDERATIONS**

The Association’s assets as of August 31, 2004, totaled \$274,229.99 of which most is cash. This is an increase of \$29,000 as of the same period last year. The liabilities totaled \$13,643.00 of which the majority was held in prepaid dues. Equity increased approximately \$34,000 since last year.

The Operating Account is projected to lose \$5,086.33 this year; this is the second consecutive year in which the operating dues have not covered operating expenses. The Association has borrowed from its Reserve Account to pay the monthly expenses.

The approved 2004/2005 budget is a break-even budget. **This budget includes a 7.5% dues increase to be allocated to the Operating budget.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO AMEND THE 2004/2005 TO INCLUDE \$8,000 IN THE RESERVE FOR STAINING THE SECOND, THIRD, AND FOURTH FLOOR DECKS.**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE AMENDED 2004/2005 BUDGET.**

## **REPAIR AND MAINTENANCE CONSIDERATIONS**

A structural engineer evaluated the exterior beams; he stated that, at this time, the “twisting” is not concerning.

The windows were washed this summer.

Hot tubs:

Owners are asked to replace the bubble covers on the tubs after use.

It was suggested that if people are in the tub after closing, 10:00 P.M., one should call the police.

The contractor will patch the cracks in the tubs.

WPM was directed to repair/replace the wooden floor slats around the tub that are “soft”.

Birds:

Last year the Association hired a company to remove the pigeons. The cost was \$1100.

Recently, a company was hired to remove the pigeons.

Estimates are being gathered for installing wire mesh.

Clean-up is in progress.

For repair/investigation:

Report was made that the west stair landings on all floors are showing stress points in the same areas.

It was reported that the back door is not closing properly. WPM will check the door.

Some of the third floor exterior siding is “slipping”.

Upcoming:

The batteries in the door locking system [SafLok] will be changed in the next few months.

The parking lot will be sealed and striped this fall.

Ballasts were ordered for some of the exterior lights. It was reported that the sign light was out.

Decks on the second, third and fourth floors are scheduled for staining in summer, 2005.

Architectural Approval:

Dry-B-Low is the approved material for creating a barrier between decks. The color, taupe, is the approved color; the Board must be notified in writing prior to installation.

A screen door was approved for unit 2665. Screen doors must have prior Board approval, match the approved color, and match the design of the approved door.

## **ELECTION OF DIRECTORS**

Russ Camp’s term expired as of the meeting.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,**

**IT WAS RESOLVED TO ELECT RUSS CAMP BY ACCLAMATION TO THE BOARD OF DIRECTORS.**

**OTHER MATTERS**

Mountain bikes are not allowed to be stored/left on decks.

The Association has a transmitter that will program an in-car garage door opener to the Association's opener. Contact Mike McSorley for access to the transmitter.

Discussion regarding offering lease space to owners in the storage rooms, at a reasonable cost, resulted in the agreement that the Board would draft a lease policy.

Note was made that the garage door can be manually opened via a gray 2"X 2" box mounted on the sidewall.

**Bird feeders are not allowed.**

**Smoking in the common areas is not allowed.**

It was decided that owners/renters/ski teams can "tune" their skis in the garage. An area in the second storage room can be rented to tune skis; the cost is \$10/day or \$50/week [7 days].

Should a subscriber have High Speed Internet Service issues, please contact the provider, ResortInternet, directly at 720-840-5715. The email contact address is [www.resortinternet.com](http://www.resortinternet.com).

The 2005 Annual Meeting was scheduled for September 10<sup>th</sup>, 9:00 A.M. in the Tenderfoot Lodge's Great Room.

Appreciation was expressed to the Board of Directors for its service to the Association.

**ADJOURNMENT**

The meeting adjourned at 11:15 A.M.

**TENDERFOOT LODGE**  
**BOARD OF DIRECTORS MEETING**  
**September 11, 2004**

A regularly scheduled meeting of the Tenderfoot Board of Directors convened immediately following the Annual meeting.

The following officers were elected:

President	Russ Camp
Vice President	Eric Geis
Sec/Treas	Marty Waldbaum

**The following storage policy was adopted:**

**Storage is available to owners [in the storage room] for \$5/month.**

**Owners are solely responsible for security; the HOA is not responsible for any damaged or stolen items.**

**A regular key will be issued to all those storing items in the storeroom.**

**A list of stored items must be on file with the resident manager.**

**Ski Tuning:**

**Ski tuning is allowed in the underground garage in the specified area at “no charge”.**

**Ski tuning space is available for rent at \$10 day/ \$50 week in the storeroom #2.**

