

**TENDERFOOT LODGE  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
September 10, 2005**

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 10, 2005, in the Tenderfoot Lodge Greatroom. The meeting was called to order at 9:00 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 Camp	2601	William/Margaret Watson
2604	Miller/Haynes	2607	Robert/Sigute Andrew
2605	Michael/Lisa Khalilian	2611	Eric Gill [Duane Gill, proxy holder, present]
2608	David/Nancy Lucas	2614	James/Denise Sanderson
2609	Michael/Julie Hanley	2620	Michael/Stephanie Irwin
2616	Marty Waldbaum	2622	Tully/Fyfe
2623	Eric/Hetty Geis	2628	Gary/Constance Meints
2643	Douglas/Lon Fleetwood	2631	John/Genevieve Wells
2644	Cindy/Lee Alexander	2632	Gerken/Myers
2645	Dixie Cannon	2636	Ho/Schmidt Pak
2647	Dewayne Lieneman	2649	John/Susanne Neswadi
2650	Garland/Lynda Johnson	2658	Amy Thompson
2652	Phillip Varley	2659	Janice Kimble
2656	Bruce/Katherine Froehler	2660	Alan/Susan Zsebe
2661	Virginia Johnson	2670	Jay/Jennifer Andrews
2667	Chris Pritchard	2675	Stephen/Joan Goldfarb
2673	Jim/Mindi Woodson		
2674	Warren/Cindy Mirtsching		

Present from Wildernest [WPM] were Audrey Taylor, HOA Liaison, Daniel Vlcek, Off-Mountain Property Director, 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 11, 2004, ANNUAL MEETING WERE APPROVED AS WRITTEN.**

## **REPORT OF PRESIDENT**

Russ Camp reported that:

- It was a relatively quiet year.
- Natural gas has increased significantly. Last year the Association was paying \$5.85/decatherm and as of the meeting, the price was \$11.26/decatherm. To date, the HOA had not “locked in” the 2006 price. Therefore, natural gas could negatively affect the budget by \$30,000 or more this next year.
- The Board suggests moving the \$11,500, 2005, profit over budget, to Reserves realizing that it may have to be pulled back to the Operating account to cover gas expenses.
- The landscaping was attractive this year. Plans are to add five or six, 5’ evergreens to the East end of the property along the Ski Run side.
- Two light posts have snapped and fallen. The Board is researching the best option for replacement as the posts were set into the ground without water proofing; assumption is that more will be rotting.
- Five flat roof sections were repaired/replaced last year. The repair seems to be successful.
- Plans are to gradually replace the drywall ceilings on the 4<sup>th</sup> floor walkways with stained wood.
- Bubble covers were ordered this past June for the hot tubs. To date, no increase of heat loss has been noted; the covers are being monitored to ascertain durability.

## **REPORT OF MANAGEMENT**

### **Wilderness Property Management**

Tony Snyder again wholly owns Wilderness Property Management. He purchased the portion owned by Intrawest late last winter.

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. [Diamond Vogel paint recently offered a substantial discount to Wilderness owners.]

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

Wilderness’s size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 63 homeowner associations and approximately 3,000 units, and continues to net substantial savings. For example:

- Cable TV – a savings of approximately \$28/month/unit from rates paid by locals in residential communities for the same service.
- Trash is approximately 42% off local rack rates.
- All Wilderness-managed associations’ bank accounts are held separately and are given a preferred rate on all bank accounts.
- Insurance premium rates are far superior to the competitors.

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 website posts the financials, the minutes, rules and other Association related items. The address is: [wildernesshoa.com](http://wildernesshoa.com). Tenderfoot Lodge also maintains a website at [tenderfootlodge.com](http://tenderfootlodge.com). This site houses more personal items such as units for rent, etc.

One owner noted that there were times when there is no staff on-site. Additionally, the staff seems to have a great deal of responsibility. WPM's agreed that staffing is always a struggle; however, the membership was reminded that the management contract does not call for 100% staffing coverage, but rather is based on completion of contracted services.

Daniel Vlcek is the responsible manager for Tenderfoot. He can be reached at 970 418 8030. The on-site manager's number is 970 418 0137.

## **FINANCIAL CONSIDERATIONS**

The August financials were reviewed. They reflected that 2005 assets of \$305,022,31 had increased from \$274,229.99 at the same time last year. Most of the assets are in cash. Operating income exceeded expenses by \$12,657.24 year-to-date while Reserve income exceeded expenses by \$21,385.41 during the same time period.

The June gas expenditure was overstated by 2 ½ times; the Association is expecting a refund.

The Board-approved budget was presented. It calls for dues remaining the same. [It was noted that this year's budgeted expense for insurance is still lower than the insurance premium TFL paid 5 years ago.]

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT THE 2006 BUDGET BE RATIFIED AS PRESENTED.**

## **REPAIR AND MAINTENANCE CONSIDERATIONS**

The Association continues to stock replacement pumps and parts for the heating system.

It was reported that the trash receptacle area is quite dark. The Board is investigating solutions.

There have been intruders using the hot tubs after closing hours. Owners noticing the trespassing are encouraged to notify the sheriff.

A question was raised as to when the windows will be washed. WPM will contact the contractor.

An owner reported that the lawn sprinkler head by Unit 2609 is not working.

Suggestion was made to keep back-up parts for the BBQ.

**Owners are reminded to ensure that their toilets are in good repair and not "running". WPM was directed to survey the plumbing as of December 1, 2005, and to repair the malfunctioning toilets and bill the owner.**

## **ELECTION OF DIRECTORS**

Eric Geis' Board of Directors term expired as of the Annual Meeting.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ELECT, BY ACCLAMATION, ERIC GEIS TO THE BOARD OF DIRECTORS.**

## **OTHER MATTERS**

- WPM was asked to post the insurance declarations page on the website.
- WPM was directed to remove the original Tenderfoot sign post and disconnect any electricity at the site.

- Question was raised as to is the Association doing all we can to maintain the furnace’s efficiency. Response was that all that is known is being done.
- WPM will post the required documents to comply with Senate Bill 100 on behalf of the Association.
- The Keystone bus service issue continues to be unresolved.
- Question was raised as to the rumored construction across the river. It was noted that current focus continues to be on the River Run area; development around Tenderfoot Lodge is thought to be seven to ten years out, if at all. Should decision be made to build on said area, Tenderfoot owners would receive notice.
- Question regarding the tennis courts was raised. Reports are that the ideas to build a freestyle skiing practice area have been abandoned; however, there are no stated plans to reactivate the tennis courts.
- Vail’s plans for Keystone and snowmaking were discussed. It was announced that it seems that the Keystone focus is now steered to snowboarding rather than family.
- It was again reported that there continue to be dog issues:
  - Two ground floor unit residents are allowing their dogs on the grounds off leash.
  - Renters are bringing dogs – only owners are allowed to harbor dogs.
  - Some are failing to immediately remove their dog’s waste from the grounds.
 All are reminded that these are against the rules and violations will be issued.
- Request was made that WPM employees wear name tags.
- All were reminded that after using the BBQ grills, clean with a wire brush and ensure that the propane is turned off.
- Appreciation was expressed to the Tenderfoot Staff.

**ADJOURNMENT**

The meeting adjourned at 10:50 A.M.

**TENDERFOOT LODGE  
BOARD OF DIRECTORS MEETING  
September 10, 2005**

A regularly scheduled meeting of the Tenderfoot Lodge Board of Directors convened for the purpose of electing officers.

The following was determined:

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

# ACTION LIST

## Tenderfoot Lodge Annual Meeting

September 6,, 2005

ITEM	PERSON RESPONSIBLE	STATUS
Add to meeting schedule – Ann Mtg 9-9-06. 9:00 AM Tenderfoot GreatRoom	Allison Fletcher	
Directors remain the same	Allison Fletcher	
Post insurance declaration page on Website	Amy Banaszewski	
Remove original TFL signpost	Keystone Manager	
WPM employees wear nametags	Daniel Vlcek	