

TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION ANNUAL MEETING September 9, 2006

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association [TFL] was held on Saturday, September 9, 2006, in the Tenderfoot Lodge Meeting Room. The meeting was called to order at 9:15 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
2603	Duane/Sherry Abbot	2607	James/Jodi Smallwood
2605	Michael/Lisa Khalilian	2612	Lewis/Terell
2608	David/Nancy Lucas	2621	Michael/Michelle Putnicki
2609	Michael/Julie Hanley	2626	Teresa/Michael Dauth
2611	Gill/Dixon	2627	Beau/Renna Kessler
2617	Jason/Aaron Leavitt	2628	Gary/Constance Meints
2643	Douglas/Lon Fleetwood	2632	Gerken/Myers
2644	Cindy Alexander	2634	Mile Hi Employee Group, Inc
2650	Gary/Linda Johnson	2641	Worleys Enterprises
2656	Bruce/Katherine Froehler	2645	Dixie Cannon
2661	Virginia Johnson	2647	Dewayne/Susan Lieneman
2664	Teresa Wiles	2654	Hayden/Jacque French
2667	Chris Pritchard	2660	Alan/Susan Zsebe
2673	Jim Woodson	2675	Stephen/Joan Goldfarb
2674	Warren/Cindy Mirtsching		
2676	Elizabeth Shoemaker		

Present from Wildernest [WPM] were Audrey Taylor, HOA Liaison; Daniel Vlcek, Off-Mountain Property Manager; James VanMatre, Resident Manager; and Barb Walter Operations Director. Also present was Michele McCullen, potential owner.

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE SEPTEMBER 10, 2005, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Russ Camp reported that it was a relatively quiet year for Tenderfoot:

- There were some roof leaks on the 4th floor. The slope roofs were repaired this year.
- Three trees were added at the back, east side; plans are to add three more trees to the east side next year.
- Three pinhole leaks in the hot water system were discovered.
- The complex was repainted in '99... an eight-year warranty was provided. The HOA has been reserving for the next painting project, which is soon due. The building's condition will be evaluated yearly to ascertain when it is necessary to paint again.
- The hot tubs continue to be a challenge. The shells will need replacing soon. The replacements will be commercial grade [currently residential grade].
- The complex's exterior wooden light poles are rotting and falling. Three have been replaced. Decision was made to replace the lights with metal poles.

REPORT OF MANAGEMENT

Wilderness Property Management

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 Allan Schmidt, 468 6291 ext 252. Owners are encouraged to contact him 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 3,500 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 each account.
- 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. Senate Bill 100/89 compliance is also handled through the website. The address is: wildernesshoa.com.

FINANCIAL CONSIDERATIONS

The August financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$39,199.50 and the Reserve Account's balance was \$302,100.21. Operating expenses exceed income by \$2,379.00 year-to-date and Reserve income exceeded expenses by \$43,590.59 in the same time period.

It was determined that the HOA had financially traversed through the year relatively unscathed considering the volatility of gas and the heavy snow year.

The 2006/2007 budget and major maintenance schedule were reviewed. No dues increase was proposed.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE APPROVED 2006/2007 BUDGET.

REPAIR AND MAINTENANCE CONSIDERATIONS

It was noted that:

- The median between TFL and Hidden River is the responsibility of TFL.
- WPM was directed to check the sprinkler heads to ensure that none are pointed into trees and adjust them as needed.
- WPM is responsible for weeding the rock areas.
- There are some dead aspens on other side of bike path; the Board will determine if they are a TFL responsibility. WPM is to take down, dead TFL trees.
- The locks on the garage service door have been replaced.
- The elevator decorative tiles are in the process of being replaced.
- The missing emergency exit signs will be replaced.
- A dog was allowed in the hot tub. All the membership was urged to police such actions.

All owners were reminded that:

- Wilderrest **must** have a key to all units, even if another management company is responsible for rentals.
- Keys should be reprogrammed every year.
- **Trash may not be left outside unit doors. Owners will be fined per each occurrence of the same.**

ELECTION OF DIRECTORS

Marty Waldbaum sold his unit; therefore, his board seat was vacated. Nominations for board members were taken; Lisa Khalilian and Linda Johnson were nominated to serve on the Board of Directors.

A written ballot was taken and Lisa Khalilian was elected to the Tenderfoot Board of Directors.

OTHER MATTERS

Strong concern was expressed by the membership regarding the increasing incidences of dogs being on the premises, off-leash; the lack of owners' immediately discarding dog refuse to proper containers; and trash being left in the walkways.

The following was resolved:

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT OWNERS WILL BE IMMEDIATELY FINED FOR HAVNG RENTERS WITH DOGS IN RESIDENCE.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO EMPOWER THE BOARD OF DIRECTORS TO STRENGTHEN THE HOA'S FINE/PENALTY STRUCTURE.

The 2007 Annual Meeting was scheduled for Saturday, September 8th at 9:00 A.M. in the Tenderfoot Lodge Great Room.

ADJOURNMENT

The meeting adjourned to the light lunch at 11:45 A.M.

TENDERFOOT LODGE
BOARD OF DIRECTORS MEETING
September 6, 2006

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	Lisa Khalilian

The next Board meeting was scheduled for Thursday, December 7th at 4:00 P.M. at Tenderfoot Lodge.

The meeting adjourned at 12:00 P.M.

ACTION LIST
TENDERFOOT Annual Meeting
September 9, 2006

ITEM	PERSON RESPONSIBLE	STATUS
Board members are: Russ Camp – Pres; Eric Geis – V Pres; Lisa Khalilian – Sec/Treas	Allison	
Next Bod mtg – 12-7-06; TFL 4:00 PM	Allison	
Budget Ratified	Acct	
Cut down dead trees	James	
Check sprinkler heads	James	