

TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION ANNUAL MEETING September 8, 2007

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 8, 2007, in the Tenderfoot Lodge Great Room. The meeting was called to order at 9:02 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>
2601	Wm/Margaret Watson	2604	George/Joanne Rudloff
2602	Russ Camp	2626	Teresa/Michael Dauth
2605	Michael/Lisa Khalilian	2631	Jefferey/Emily Solomon
2606	Mark/Rebecca Standridge	2641	Worleys Enterprises
2609	Michael/Julie Hanley	2647	Dewayne/Susan Lieneman
2613	Michelle McCollum	2654	Hayden'Jacque French
2618	Robert Freedman	2658	Dominic/Joni Foti
2621	Michael Putnicki	2660	Alan/Susan Zsebe
2623	Eric/Heddie Geis	2661	Virginia Johnson
2628	Gary Meints	2670	Jay/Jennifer Andrews
2632	Bill/Fran Myers	2674	Warren/Cindy Mirtsching
2643	Douglas Fleetwood		
2644	Cindy/Lee Alexander		
2645	Dixie Cannon		
2650	Garland/Lynda Johnson		
2652	Phillip Varley		
2661	Virginia Johnson		
2667	Chris Pritchard		
2673	Lee McCue		
2676	Elizabeth Shoemaker		

Present from Wildernest [WPM] were Audrey Taylor, HOA Liaison; Zach Johnson, Property Manager and Daniel Vlcek, Off-Mountain Property 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 9, 2006, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Russ Camp reported that the painting project is almost finished. Since the cost to paint the entire building was only slightly more than painting the two sides that had to be painted this year, the project was completed this summer. The cost to paint was \$172,800. The scope of the work was 2 coats of solid body stain that were sprayed and back brushed. The lawn was damaged by the lift; the contractor replaced that sod.

The unit doors are looking worn; a quote to refinish the doors [front and ski locker] was obtained; the estimated cost is \$15,800. This project is being given serious consideration.

The dumpster enclosure pad was raised 4" in hopes of re-routing the water causing the ice collection. If this measure does not work, a drainage system will have to be considered.

A contract to replace the drywall ceiling [4th floor above unit 2670 to the steps in the middle of the building] with tongue and groove has been awarded; work will be completed this fall.

The Board made a permanent transfer of \$15,000 from the Operating Account to the Reserve Account. The budget calls for dues re-allocation of \$15,000 from the Operating account to the Reserve account, yearly.

The dead tree in the front will be replaced and a tree along the property line between Ski Run and Tenderfoot will be added.

Plans are to replace the hot tub shells next spring.

REPORT OF MANAGEMENT

Wilderness Property Management

The new resident manager, Zach Johnson was introduced. His phone number is 970 418 0137. Currently, his days off are Mondays and Tuesdays.

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 recognized the VIP card.]

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 65 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Cable TV – a savings considerable amount/month/unit from rates paid by locals in residential communities for the same service. [Unable to disclose amount due to confidentiality agreement.]
- 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 has 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 Wilderness 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: www.wildernesshoa.com.

FINANCIAL CONSIDERATIONS

The July financials were presented. The Operating Account's balance was \$111,838.82 and the Reserve Account's balance was \$315,966.47. It was noted that the Reserve balance has decreased to approximately \$204,000 since the bulk of the painting project has been paid since the July financial.

The 2007/2008 budget was discussed. At fiscal year end, a permanent transfer from the operating account of unused funds will be moved to the reserve account.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2007/2008 BUDGET.

REPAIR AND MAINTENANCE CONSIDERATIONS

The following items were brought for Board consideration:

- Sweep the garage in the winter;
- Add plexiglass or like material panels to block the wind at the hot tubs;
- Move an evergreen tree on the east side to Board determined location.
- Add security at the hot tubs to deter unauthorized use;
- Efforts to get the street light operational at the highway entrance should be increased;
- Replace the furniture in the Great Room;
- Wash the windows again since the painting project;
- There is a shingle or so broken and needing replacement;
- Consider WiFi in the building.

Wilderness was asked to give more attention to the back indoor stairs to the garage.

Bikes are to be kept **only** at the West end of the garage **by the garage doors** and in bike racks. Only Owners may leave bikes in the garage between "stays". **Bikes being kept in the east end of the building must be moved to the west end by November 1. Otherwise, they will be removed.**

The trash cans by the elevator doors were purposefully removed since some occupants were leaving household trash there, which is to be put in the metal dumpster in the front of the lodge.

It was noted that replacement of the backup batteries in the smoke detectors is Owner's responsibility.

ELECTION OF DIRECTORS

Russ Camp's term expired as of the Annual Meeting.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RE-ELECT RUSS CAMP TO THE BOARD OF DIRECTORS.

OTHER MATTERS

Appreciation was expressed to Marty Waston for his work on the Tenderfoot website [homeowner site www.tenderfootlodge.com]. This site has been used to post owner interest items such as rentals, items for sale, etc. To access the *Owners Closet*, owners should utilize a password consisting of *TFL* and their unit number. Suggestions for additions to the site were solicited. Consideration is being given to formation of a Tenderfoot, Yahoo discussion group.

Community Issues

Per the rules:

- 1] Dogs are to be on leash at all times when on the common area/grounds [outside the Owner's unit]. Question was raised [and defeated] to change the Declaration to prohibit all dogs. It was noted that the leash rule will be stringently enforced. Owners can aid with enforcement by supplying a unit number, when possible, for the offending unit.
- 2] Owners are required to monitor their dogs when outside and immediately remove waste.
- 3] Only Owners may have dogs in residence.

Excessive noise is to be reported to the Dillon police. Hard surface floors easily transfer noise and cause non willful eavesdropping; all are urged to be respectful of others:

- 1] Remove your shoes when in the unit.
- 2] Liberally use area rugs.
- 3] Carefully move chairs.
- 4] Monitor volume level of voices, tv and music.

Question was raised as to the possibility of a conflict of interest if serving on the Board while being employed by Wildernest. The owner community agreed that there is no issue due to the transparency of the financials and care of the Board.

Question was asked regarding Keystone's plans for the parking lot directly behind Tenderfoot Lodge. It was noted that immediate building plans have not been announced though the area is intended for that purpose. Additionally, it was noted that Owners wishing to complain about the storage and care of items on the lot can register their concerns with the Snake River Planning Commission.

The 2008 Annual Meeting was scheduled for September 13, at 9:00 A.M.

ADJOURNMENT

The meeting adjourned to a light lunch at 11:30 A.M.

ACTION LIST

Tenderfoot Lodge Annual Meeting

September 8, 2007

ITEM	PERSON RESPONSIBLE	STATUS
Contact Turner Morris: nails in decking are popping; replace nails with screws [just repaired, 2 nd floor, on left before corner close to Unit 2645- Accessed on 3 rd floor	Julie	
There is a broken shingle that needs to be replaced.- over Overhang	Julie	
Sweep interior stairway to garage	Zach	
Contact C Dot to repair light at entryway	Sarah/Kevin	
Repair smoke detector/fixture in 2650	Zach/Daniel	