

**TENDERFOOT LODGE
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
September 12, 2009**

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 12, 2009, in the Tenderfoot Lodge Great Room. 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	2606	Mark/Rebecca Standridge
2604	George Rudloff	2607	James Smallwood
2605	Mike/Lisa Khalilian	2614	Robert Patterson
2608	Dave/Nancy Lucas	2622	Jeth/Heather Harbinson
2609	Michael/Julie Hanley	2626	Teresa/Michael Dauth
2623	Eric Geis	2631	Jefferey/Emily Solomon
2627	Mindy Siegel	2634	Mile Hi Employee Group, Inc
2635	Mindy Siegel	2646	Dewayne/Susan Lieneman
2638	Don Thompson	2656	Donald/Valerie Tuthill
2644	Cindy Alexander	2660	Alan/Susan Zsebe
2645	Dixie Cannon	2665	Frank/Florence Sparacio
2649	Alison Shakely	2670	Jay/Jennifer Andrews
2650	Lynda Johnson	2673	Lee McCue
2652	Phillip Varley	2675	Stephen/Joan Goldfarb
2654	Mindy Siegel		
2659	Davie/Sheryl Davidson		
2661	Virginia Johnson		
2667	Chris Pritchard		
2676	Elizabeth Shoemaker		

Present from Wildernest [WPM] was Audrey Taylor, HOA Liaison; Travis Glynn, Property Manager; and Daniel Vlcek, Wildernest Director of Off-Mountain Properties.

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, 2008, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF BOARD

Russ Camp reported that the year had been an active one:

- The garage floor flooded this year; there is still a short segment of drainpipe to be cleared before winter. The garage drains are flushed approximately every 10 years; the attempt is made to collect the “winter’s grit” rather than flushing through the drains.
- The flat roofs that were repaired four years ago were repaired again this year. The cost was \$1850; the cost to re-roof those is approximately \$40,000.
- Units 2627 and 2628 had issues with leaking from the upper floor’s decking. The flooring was removed and new ice and watershed applied. There was some drywall damage that will be the responsibility of the HOA to repair.
- Some shingle repair was completed on the east end of the building.
- Keystone delayed its plans to build high end/upscale units behind Tenderfoot on the skiing parking lot; the HOA will continue to protest against the planned height of those building [s] as it would impact TFL’s view to some extent.
- The upcoming year’s budget was reduced by \$8,000 due to 60% of the natural gas being “locked in” at the price of \$4.88/deca-therm for ’09-’10. Currently, no decision has been reached as to committing to a greater percentage of fixed pricing for the year.
- The HOA purchased carbon monoxide detectors for each unit; owners are responsible for maintenance and replacement of the same.
- June 1st, the Board placed the Internet service out for competitive bid. Resort Internet was awarded the contract that is a 5-year term and is 50% to 60% less than the other competitor. Subscription is not mandatory; currently approximately 2/3 of the membership subscribes to the service.
- Appreciation was expressed to Wilderrest and in particular the property manager, Travis Glynn, for his care of the complex. Of particular note was the ridding of pigeons.
- The boiler room was restocked with spare pumps for all devices.

Comment was made that “the complex has never looked better”.

Eric Geis reported:

- Owners were asked to tag their bikes stored in the TFL garage with their names and unit number. Bikes without tags have been moved; **they will be donated by Christmas.** *If there are owners’ bikes that have not been tagged, owners should contact Travis immediately to claim their bikes.* [970 418 0137]
- The hot tubs continue to be maintenance intensive. Reports are that the new shells are being well received and enjoyed, but the “workings” [pumps, piping] will always provide a challenge.
- Owners were asked to provide input for suggestions to enhance the Tenderfoot “compound” in order to stay current and aggressively marketable as a premier property with a magnificent location in Keystone. Of particular focus is the Great Room with attention directed toward the doors, flooring, furniture and ambience. Limited suggestions were received. The Board will continue to seek suggestions and will work toward a proposal for the Owners.
- The membership was reminded that the homeowners website is www.tenderfootlodge.com. The password is tfl and the unit number. For example: tfl2837 or TFL 2837.
- The Board agreed to consistently look for ways to be environmentally focused. Immediate projects included researching the feasibility of motion detectors for the lights in the Great Room and high efficiency light bulbs.
- Wifi is available in the Great Room.
- Billing/paying for Internet service starting October 1st is now direct with Resort Internet. Internet billing will no longer be included in the monthly owner invoice, and Wilderrest will no longer be handling that duty. **Owners are to pay Resort Internet directly.**

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 recognizes 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 63 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Cable TV – a substantial savings 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 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 website posts the financials, the minutes, rules and other Association related items. Senate Bill 100 compliance is also handled through the website. The address is: www.wildernesshoa.com.

Owners were reminded that a July 1, 2009 law was enacted requiring owners who rent, are selling or remodeling to the extent of requiring a building permit to have carbon monoxide detectors within 15 feet of the bedroom doors.

The Tenderfoot Lodges' property manager is Travis Glynn. His phone number is 970 418 0137. Keys are to be obtained from him. Garage door openers are to be obtained/programmed by Travis.

FINANCIAL CONSIDERATIONS

The July financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$31,660.48 and the Reserve Account's balance was \$176,870.39 with an additional \$56,129.24 in a CD. Year-to-date Operating expenses exceeded income by \$1,978.80, and Reserve income exceeded expenses by \$6,697.73 in the same time period.

The 2009/2010 budget was analyzed. Due to the drop in natural gas pricing, no dues increase was projected.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE 2009/2010 BUDGET WAS RATIFIED.

REPAIR AND MAINTENANCE CONSIDERATIONS

It was reported that:

- The cracks in the concrete are worsening.
- The response from the Wilderrest Repair and Maintenance department has not been satisfactory. Multiple phone calls were not returned.
- A keycode pad was suggested for the garage, as the keycards seem to fail repeatedly.
- Hidden River is hoping that Tenderfoot Lodge will act in conjunction with them to maintain the area between the complexes. [Belongs to Hidden River]

ELECTION OF DIRECTORS

Lisa Start-Khalilan's term of office expired as of the meeting.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
LISA START-KHALILAN WAS ELECTED TO THE BOARD OF DIRECTORS.**

OTHER MATTERS

The 2010 Annual Meeting was scheduled for September 11th at 9:00 AM.

ADJOURNMENT

The meeting adjourned at 10:40 AM.

TENDERFOOT LODGE BOARD OF DIRECTORS MEETING September 12, 2009

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 Start Khalilan

The following meetings were scheduled:

BOD	Thursday, Jan 7, 2010	4:00 PM	TFL
BOD Walk	Thursday, May	2:00 PM	TFL
BOD Budget	Thursday, August	3:00 PM	WCC
Ann Mtg	Saturday, Sept 11, 2010	9:00 AM	TFL

