

**TENDERFOOT LODGE
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
September 10, 2011**

The regularly scheduled Annual Meeting of the Tenderfoot Homeowners' Association was held on Saturday, September 10, 2011, in the 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 Camp	2604	George/Joanne Rudloff
2609	Mike/Julie Hanley	2605	Lisa/Mike Khalilian
2610	Paul Woodward	2622	Jeth/Heather Harbinson
2618	Robert Freedman	2626	Teresa/Michael Dauth
2623	Eric Geis	2627	Mindy Siegel
2628	Gary Meints	2635	Mindy Siegel
2630	Mark Gabrielson	2651	Dave/Carol Mansen
2638	Don Thompson	2654	Mindy Siegel
2645	Dixie Cannon	2656	Donal/Valerie Tuthill
2660	Alan/Susan Zsebe	2657	Todd Jagger/Rene Garcia
2661	Virginia Johnson	2658	Dominc/Joni Foti
2667	Chris Pritchard	2665	Frank/Florence Sparacio
2676	Elizabeth Shoemaker	2675	Stephen/Joan Goldfarb

Present from Wildernest [WPM] were Audrey Taylor, Community Manager; Travis Glynn, Property Manager and Mark Wyman, Executive Director of Property.

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, 2010, ANNUAL MEETING WERE APPROVED AS
WRITTEN.**

REPORT OF PRESIDENT

It was reported that:

- The Board spent more time and effort on Tenderfoot this year due to the insurance claim and Great Room remodel than in many years;
- The insurance claim was caused by the sprinkler stand pipe's cast iron cap [fire system] dislodging then pumping 1300/gallons/minute of water for 30 minutes through 9 units;

- The HOA paid \$5,000 deductible; the claim was approximately \$500,000.00; Farmers provided incredible coverage; ABS was the repair contractor and worked diligently to procure every coverage for the TFL owners;
- The Board met with the Fire Department to review and tighten procedures;
- Multiple quotes on all aspects of the Great Room remodel were obtained;
- The remodel included new lighting; tile, furniture, paint, doors, bath fixtures, etc;
- The Board is looking for original nature photographs from local artists to hang in the Great Room on consignment.

The walkway was repaired on the 3rd floor as there was leaking into 2nd floor units from the underside of the walk. The balcony side of the same will also be repaired.

The building is aging and will need more maintenance.

The membership offered its 'thanks' to the Board.

REPORT OF MANAGEMENT

Wilderness Property Management

WPM's basic responsibilities are: accounting, meetings, administrative needs, property management and negotiating.

The Wilderness/Tenderfoot Lodge Community Manager is Audrey Taylor, 970.513.5617. 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 72 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 45% 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 970.513.5650 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.

A Construction Department was opened by Wilderness; it is headed by Rob Taylor who is a general contractor. Owners wanting bids for remodels/repair/windows/carpet laying/painting/etc may contact Audrey, 970.513.5617 or Rob directly at 970.485.1868.

On-Site

- Hot tub hours are from 8 AM-10 PM; there was no major hot tub maintenance this year;
- The bottom decks and elevator entrances as well as the wall above 2675 were painted this year;
- Turner Morris installed heat tape above 2675 and inspected the flat roofs;
- The garage was cleaned in the spring;
- The bottom panel of the exit garage door was replaced;
- Though a heavy snow year, WPM and Great Western were able to manage the volume;
- A map of the property was created;
- The new property assistant at Tenderfoot is Bradley Edelberg – 970.485.4065.
- Travis Glynn, manager, can be reached at 970.418.0137.

FINANCIAL CONSIDERATIONS

The July financials were reviewed. The Balance Sheet reflected that the Operating Account held \$25,332.47 and the Reserve Account's balance was \$198,708.12. Year-to-date, Operating income exceeded expenses by \$315.00 while Reserve expenses exceeded income by \$76,296.00 [Great Room remodel.]

The budget and the major maintenance schedule were analyzed. Suggestion was made to raise dues by 5% to be allocated to the Reserve.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED WITH ONE OPPOSED, IT WAS RESOLVED TO INCREASE DUES BY 5% TO BE ALLOCATED TO THE RESERVE AS OF THE FISCAL YEAR, OCTOBER 1.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED WITH ONE OPPOSED, IT WAS RESOLVED TO RATIFY THE BUDGET AS AMENDED TO INCLUDE A 5% INCREASE.

REPAIR AND MAINTENANCE CONSIDERATIONS

WPM is to research a new electronic fire alarm system;

Suggestion was made that owners replace their plastic appliance hoses with metal clad hoses as the majority of insurance claims are water related claims. WPM will provide an estimate.

It was reported that the brownish water from the hot water faucets sometimes takes as much as 10 minutes to 'clear'.

The membership requested tighter communication timelines from WPM. All were reminded that WPM relies heavily on email and the website. Owners are now able and urged to verify and update their contact information on line – www.wildernesthoa.com.

Comment was made that the new decking is uneven and the elevator threshold is 'rocky'. The vendor will be contacted to correct.

It was noted that items placed in the wrong storage unit [insurance claim units] can be given to Travis Glynn, property manager, to hold in the HOA office as a central holding area. A wooden fish was among those items; the owner can contact Travis for more information.

Suggestion was made to add a garage cleaning prior to President's Weekend.

Suggestion was made to purchase additional luggage carts for residents/guests use.

Question was raised as to what recycling options are available; specifically could there be larger bins?

WPM was directed to tighten the legs on the new chairs and be sure to lift rather than push them.

ELECTION OF DIRECTORS

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

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED BY
ACCLAMATION, RUSS CAMP WAS RE-ELECTED TO THE BOARD OF DIRECTORS.**

OTHER MATTERS

The Annual Meeting was scheduled for the 2nd Saturday in September – September 8th, 2012.

Travis Glynn was thanked for his service to the Association.

An 'Open House' was available after the meeting for viewing selected remodeled units; it was noted that this might be a yearly event for homeowners to show their remodeled units.

The decorator for the Great Room, Lynn Myers, and the construction director for the insurance claim units, Rob Taylor, were available to the membership following the meeting.

ADJOURNMENT

The meeting adjourned at 10:55 A.M. A lunch buffet was held.

BOARD MEETING FOLLOWING THE ANNUAL MEETING

The following officers were elected:

Russ Camp	President	Term Expires:	2014
Eric Geis	Vice President		2013
Lisa Khalilian	Sec/Trea		2012

The following Board meetings were scheduled:

General	On-Site	Thur, Jan 5	3:00 PM
Walk-Through	On-Site	Thur, May 24	3:00 PM
Budget	WPM	Thur, July 19	2:00 PM
Ann Mtg	On-Site	Sat, Sept 9 th	9:00 AM

