

TENDERFOOT LODGE

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

September 8, 2012

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 8, 2012, in the Tenderfoot 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	2612	Lewis/Terell
2604	Elizabeth Chatterton	2614	Robert Patterson
2610	Paul Woodward	2627	Mindy Siegel
2618	Robert Freedman	2635	Mindy Siegel
2638	Don Thompson	2645	Dixie Cannon
2649	Alison Shakely	2652	Phil/Sandra Varley
2659	David/Sheryl Davidson	2654	Mindy Siegel
2660	Alan/Susan Zsebe	2656	Donald/Valerie Tuthill
2661	Virginia Johnson	2665	Frank/Florence Sparcio
2667	Chris Pritchard	2670	Jay/Jennifer Andrews
2676	Elizabeth Shoemaker	2673	Lee McCue
		2674	Warren/Cindy Mirtsching
		2675	Stephen/Joan Goldfarb

Present from Wilderrest [WPM] were Audrey Taylor, Community Manager; Tabby LaFrance, Keystone Senior Property Manager; and Mark Wyman, Executive Director.

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, 2011, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF THE BOARD

It was reported:

- The building's insurance premium increased. Tenderfoot has submitted two expensive claims over the last two years, one for approximately \$550,000 and the other for approximately \$38,000. These incidents will adversely affect the premium.
- The HOA will continue to promote actions to reduce water risk losses.

- The building is in good condition; the transition of property managers was a smooth one.
- Local artists provided their works for the Great Room on consignment. Anyone interested in purchasing the art can find the contact information per the piece.
- The Board is investigating changing the surface around the hot tub. Plans are to upgrade the area next spring.
- The HOA hedged 75% of its natural gas purchase for \$3.63/dekatherm.
- Real estate activity has increased by 20%, but the prices are yet to increase.

REPORT OF MANAGEMENT

On-Site Management

The following was accomplished:

- Replaced trees in the back;
- Added landscaping rocks;
- Turner Morris completed the roof repairs;
- A Peak completed the asphalt crack fill and seal;
- The emergency lights were repaired/replaced as needed;
- The landscaping sprinkler system has been winterized;
- Noxious weeds were sprayed.

On the maintenance list:

- Removal of the exterior light pole;
- Touch up painting;
- Upgrading the light fixtures on the front of the building;
- Deck railing replacement [as needed];
- Missing elevator tile replacement;
- Bird nesting deterrent;
- Capping electrical on grounds;
- Drywall repair on 4th floor.

Wilderness Property Management

WPM's basic responsibilities are: accounting, meetings, administrative needs 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 has a carpet-cleaning department. All are encouraged to call 970 513.5600 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.

Wilderness has a construction department headed by Rob Taylor who is a general contractor. Owners wanting bids for remodels/repair/windows/carpet laying/painting/etc can contact Rob directly at 970.485.1868.

The insurance company recommended the following items for risk reduction:

- Keep unoccupied units at no lower than 65° from November 1 to April 15;
- Use flex steel hoses for appliances;
- Complete daily security checks when the weather is 0° and lower;
- Turn the water off to the unit when no one in residence;
- Keep the garage door closed;
- Carry an HO6 policy.

FINANCIAL CONSIDERATIONS

The July financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$2,113.37 and the Reserve Account's balance was \$229,480.53. Operating expenses exceeded income by \$10,055 year-to-date while Reserve income exceeded expenses by \$40,073 in the same time period.

The 2012/2013 budget was analyzed and discussed. The budget projects that dues are to remain the same.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2012/2013 BUDGET.

REPAIR AND MAINTENANCE CONSIDERATIONS

Suggestions were made:

- Check for air in the heating system lines;
- Check the siding for slippages;
- Label the shut off valves.

ELECTION OF DIRECTORS

Lisa Khalilian's Board of Directors term expired as of the meeting. She indicated that she would not stand for re-election.

Chris Pritchard was elected to the Board of Directors.

Lisa Khalilian was recognized for her service to the Association.

OTHER MATTERS

The 2013 Annual Meeting was scheduled for September 14th at 9:00 AM in the Tenderfoot Lodge Great Room.

The Board members were thanked for their service.

ADJOURNMENT

The meeting adjourned at 11:30 AM to the light lunch.

TENDERFOOT LODGE
BOARD OF DIRECTORS MEETING
September 8, 2012

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	Term Expires: 2013
Vice President	Eric Geis	2014
Sec/Treas	Chris Pritchard	2015

The following meetings were scheduled:

General	On-Site	Thur, Jan 3, 2013	4:00 PM
Walk-Through	On-Site	Thur, May 23, 2013	4:00 PM
Budget	WPM	Thur, July 18, 2013	3:00 PM
Ann Mtg	On-Site	Sat, Sept 14, 2013	9:00 AM

