

TENDERFOOT LODGE BOARD OF DIRECTORS MEETING

January 25, 2013

A scheduled meeting of the Tenderfoot Lodge Board of Directors convened Friday, January 25, 2013. Directors present were Russ Camp and Eric Geis. Present from Wilderrest "WPM" was Audrey Taylor, Community Manager; also present was Tabby LaFrance, Senior Property Manager. The meeting was called to order at 3:13 P.M.

APPROVAL OF MINUTES:

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE JULY 19, 2012, MEETING WERE APPROVED AS WRITTEN.

CONSIDERATIONS:

Financials

The December financials were reviewed. The Balance Sheet indicated that the Operating Account's balance was \$21,499.86 and the Reserve Account's balance was \$218,426.08.

Operating expenses exceeded income in December by \$483.12 and by \$2,476.10 year-to-date. Reserve income exceeded expenses by \$1,318.41 in December while Reserve expenses exceeded income by \$6,634.83 year-to-date.

It was noted that some December expense items will be re-classed.

Repair and Maintenance

Mechanical Update:

- One hot tub motor was replaced; the motor has been taken to be rewound.
- Consideration is being given to placing a rubber mat or grommets under the equipment in an attempt to lower the operational noise.
- WPM was directed to get a replacement hot water system 'supply pump'.
- WPM is to insure there is a spare heating sensor for the hot water system.

Maintaining a *Mechanical Parts Tracking Log* was discussed. The procedure is to include: tagging all spare parts as to purchase date and 'new' or 'rebuilt', and maintain a chart with the topics 'Part Name', 'In Service Date', 'Part Life'. 'New/Rebuilt' to be kept in the boiler room. The paperwork and system is to be in place and approved by the Board by February 25th, 2013.

WPM is to initiate a *Heating Check Schedule* with the heating system contractor by February 25th; Board approval is needed prior to the deadline.

WPM is to draft a *100% Access Program* that will provide management company entry to all units at any time. The *Access Program* is to be in place and have Board approval by February 25th, 2013.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESTATED THROUGH RESOLUTION THAT OWNERS SHALL ENSURE THAT THE HOA [THROUGH THE HOA'S MANAGEMENT COMPANY] HAS IMMEDIATE ACCESS TO ALL UNITS AT ALL TIMES WITH THE BOARD-APPROVED KEY. OWNERS ARE SOLELY RESPONSIBLE FOR COMMUNICATION TO AND COMPLIANCE OF THEIR RENTAL COMPANY WITH THE AFOREMENTIONED.

TV and High Speed Internet

The Comcast television contract expires August 31, 2013. The Board is soliciting contract proposals for TV and internet services from cable and satellite providers.

Other Matters

Keystone wagons are not allowed in Tenderfoot Lodge.

Decision was made that Rule enforcement is too cumbersome to adequately provide quiet enjoyment for all. Therefore, it was resolved:

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT THESE MINUTES SERVE AS WRITTEN WARNING FOR ALL RULE INFRACTIONS. ENFORCEMENT FOR INFRACTIONS IS \$100 FINE TO THE OWNER AT FIRST NOTICE OF AN OFFENSE.

It was reiterated that owners are responsible for removing their pet's waste from the common areas whether liquid or solid.

WPM is to provide a bid proposal for replacing the surface around the hot tubs with dry stacked pavers.

Reminder was given that vehicle/accessory storage is only allowed per the HOA Rules.

ADJOURNMENT

The meeting adjourned at 5:40 P.M.

