

TENDERFOOT LODGE BOARD OF DIRECTORS MEETING

May 23, 2013

A scheduled meeting of the Tenderfoot Lodge Board of Directors convened Thursday, May 23, 2013. Directors present were Russ Camp and Eric Geis; Chris Pritchard was available via conference call. Present from Wildernes "WPM" was Nicky Soupal, Keystone Area Community Manager and Clay Chambers, Community Manager. The meeting was called to order at 3:19 P.M.

APPROVAL OF MINUTES:

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
THE MINUTES OF THE JANUARY 25, 2013, MEETING WERE APPROVED AS WRITTEN.**

PROPERTY CONSIDERATIONS:

Repair and Maintenance

- Garage will be power washed in the springtime and as Board advises in winter (possibly February).
- It was agreed that the VGBA compliance does not apply for Tenderfoot as the hot tub area is not open to the public and is only available to owners and guests.
- WPM was directed to replace the bad boards and touch up stain on the fence around the hot tub.
- A Peak will pave the 3rd pathway for \$2300. WPM will receive a bid for crack sealing.
- Preventative Tree Spraying will provide the deep root feed for all aspens and evergreens.
- Alpine Tree Services is scheduled to spray for noxious weeds.
- The hot tub deck replacement will be tabled until after the budget meeting on July 19, 2013.
- Onguard Security's 2013 -2014 proposal was reviewed. The Board will review and make necessary changes.

Turner Morris' EPDM flat roof evaluation for sections C&D was considered. The existing flat roofs have numerous patches and continue to show signs of rather extensive deterioration. Continuing to patch these roofs could prove more costly in the long-term if there is a catastrophic failure.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
TURNER MORRIS' PROPOSAL FOR THE RE-ROOFING OF THE FLAT SECTIONS OF C&D
WAS APPROVED FOR \$30,575. THE OPTION FOR THE 20 YEAR WARRANTY WAS ALSO
APPROVED FOR \$750.**

Television

The Comcast television contract expires August 31, 2013. There was discussion of ResortInternet as an alternative, and a comparison of Comcast and ResortIntnet was presented. Comcast requires HD or digital receivers on all TVs to receive any content. ResortInternet requires no receivers or adapters to view any content and is still able to deliver 40 HD channels. Comcast offers more channels, but HD is only available on 1 TV without additional cost to the unit. ResortInternet provides 24 analog and 40 HD channels to all TVs (must be an HDTV). ResortInternet's proposal is also more cost effective.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
TENDERFOOT LODGE WILL ENTER INTO AGREEMENT WITH RESORTINTERNET TO
PROVIDE TELEVISION SERVICE BEGINNING SEPTEMBER 1, 2013.**

WPM will contact Comcast about cancelling the contract early due to their lack of fulfilling their contract requirement for number of channels received. Currently only 14 analog channels are being provided at Tenderfoot.

There was discussion of two possible board vacancies at the end of this fiscal year.

Financials

Operating expenses exceeded income in April by \$6,524.34 and by \$25,645.84 year-to-date.

- WPM will confirm that the transfer of funds from reserve to operating occurred in the amount of \$5,886.23 for spare boiler parts.
- Tiger Gas expenses were evaluated as April 2013 was over budget. WPM will provide an analysis of natural gas expenses for April through September for the past five years.
- WPM provided insight on a projected dues increase up to 10% after considering the increase in mechanical, insurance, hot tub maintenance and natural gas expenses.

Mac Services' annual preventative maintenance contract was reviewed. After considering the amount spent on repairs and the age of the boiler, it was decided that Mac Services could proceed this year. The Board will review the report after the service and will then decide on continuing for future years.

WPM will call Altitude Garage Door to see if they can change the card reader lock to a keypad on the pedestrian entrance to the garage. A bid from A&M Locks will also be received.

ADJOURNMENT

The meeting adjourned at 4:57 P.M.