

**TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 13, 2013**

A regularly scheduled meeting of the Tenderfoot Lodge Board of Directors was held on December 13, 2013 in the Tenderfoot Great Room. Directors present were Eric Geis and Virginia Johnson. Bernadette Kromholz, General Manager, Nicky Soupal, Area Community Manager, Clay Chambers, Community Manager and Josh Cornwell, Property Manager represented Wildernest, WPM. The meeting was called to order at 3:56 P.M.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,  
THE MINUTES OF THE JULY 17, 2013 MEETING WERE APPROVED AS WRITTEN.**

**MANAGEMENT REPORT**

WPM noted the following property updates:

- Replaced Great Room lock.
- Xcel replaced main regulators to building. Seems to have solved gas pressure issue.
- Backflow and sprinkler testing were completed.
- Ascent replaced damaged breaker from power surge. Ascent also installed a separate conduit for each TV tower to prevent future damage.
- The gutter installation outside the Great Room was discussed. This project will be held until spring.
- The Otis elevator repairs will wait until after ski season.
- WPM working with owner of 2657 to repair/replace damaged entry door. Board will approve replacement before install.
- Water treatment issues were discussed. More options need to be considered. Filter and water softener ideas are too expensive and will result in more leaks. ]
- Replacement of the fence around the hot tubs was discussed. WPM will look into requirements for height and will request more bids and samples to provide the board.

**FINANCIAL REPORT**

The October financials were reviewed. The Balance sheet reflected the current year end operating income at \$2,241.11 and \$1,168.70 for the current year reserve income.

- The custom hot tub cover replacement was the only major expense affecting the current year operating balance.

## **OTHER MATTERS**

Comcast Contract.

- The Tenderfoot Board signed a non-exclusive agreement, allowing owners and renters to receive Comcast service.
- Comcast originally required Tenderfoot to sign a 15 year service agreement which does not allow Tenderfoot to engage in other bulk service agreements during that time period.
- The Board sent a revised contract to Comcast requesting a 5 year service agreement term along with clarification on use and maintenance of wiring and access.
- Comcast has agreed to lower the contract term to 7 years, but will not negotiate on the other major concerns in the contract.

On Guard Schedule Review and Status: The Board agreed that the contract now reflects correct dates.

The new Collection Policy will be provided to the HOA by the end of December 2013; effective January 1, 2014.

The Board is concerned with the snow removal.

- WPM should remove any snow that the contractor misses. The bike path behind the Lodge is not being cleared. WPM will contact Keystone to see if they will remove. Otherwise, Tenderfoot contractor will be asked to clear.

The next Board of Directors meeting is scheduled for February 21, 2014 at Tenderfoot Lodge.

## **ADJOURNMENT**

The meeting adjourned at 5:04 P.M.