

TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION ANNUAL MEETING September 13, 2014

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 13, 2014 in the Tenderfoot Great Room. The meeting was called to order at 9:46 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	Eric Geis	2601	Kimberly Fryer
2604	Gregory Chatterton	2603	Sean Willcox
2606	Bret/Nicole Hawkins	2611	Stephen Annest
2612	Brian Elliott	2603	Sean Wilcox
2618	Robert Freedman	2614	Christopher Condit
2623	Eric Geis	2616	Frankel/Neuschler
2627	Terry Switzer	2624	Nancy Alicia Field
2628	Gary Meints	2626	William Law
2632	Bill/Fran Myers	2675	Stephen Goldfarb
2635	Terry Switzer	2634	New PST Intermediary
2638	Don Thompson	2642	James Novak
2644	Cindy Alexander	2648	James Riley
2645	Dixie Alexander	2651	Dave Mansen
2649	Roger Shakely	2656	Donald Tuthill
2650	Garland Johnson	2666	Joe Pedicini
2652	Philip Varley	2668	Jayne Timmerman
2654	Terry Siegel	2670	Jay Andrews
2657	Todd Jagger	2673	Rodney Muller
2659	David Davidson		
2660	Mary Scheifley		
2661	Virginia Johnson		
2674	Cindy Mirtsching		
2676	Elizabeth Shoemaker		

Present from Wildernest [WPM] were Bernadette Kromholz, Area Community Manager and Todd Harpst, Sr. Property Manager. Proof of notice of meeting was noted. There was an introduction of attendees.

APPROVAL OF MINUTES

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,
THE MINUTES OF THE SEPTEMBER 14, 2013 ANNUAL MEETING WERE APPROVED.**

PRESIDENT'S REPORT

It was reported:

- New hot tub enclosure was requested by insurance coverage to be raised from 5 foot to 6 foot.
- Landscaping upgraded around hot tub.
- The President has been trimming bushes where needed

- Rock-facing repairs.
- Cement on walkways repaired.
- Deck railing repairs continue. Fixing as needed. If deck is wobbly and needs repair, contact Wildernest.
- From the floor - suggestion to have a community clean up day. Board will consider having a quarterly Saturday work day.
- Recirculation pin-hole leaks – Board has done exhaustive research trying to figure out the problem. One theory from a plumbing company was spending \$26,000 on a water softener system that was not needed. The pump is too large and Aspen Grove Plumbing will be replacing the current pump with a smaller one and replacing copper piping in basement. The project will take 3 days starting Monday and Homeowners will be notified. Pin-hole solution was \$15,000 to repair.
- Security at Tenderfoot Lodge - It was reported that several bikes were stolen out of the garage. Also there was an attempted break in to a condo. It was recommended that owners put additional security devices if in a first floor unit. Possible ways to address:
 - 8 camera surveillance system \$1,500.
 - Fence-in the bike area for about \$1,200. The problem with putting in the fence is the snow plowing company will be storing a bobcat in the bike area for the winter.
 - Owners being vigilant and reporting any problems to the Sheriffs Department or WPM.
 - Do not let anyone in building. Owners have responsibility to protect property.
 - On-Guard Security onsite during peak season.

Owners were asked if they want to spend 15,000 on cameras -- 4 in basement at entrance of garage, at both elevators, and at bike area, and; 2 in lobby, 2 at elevators on first floor. A vote was taken. 10 were in favor of security cameras with 4 opposed.
- Great Western is the snow plow vendor for 2014-2015. He will be parking the Bobcat in the garage.

Possible enhancements in 2014/2015:

- Courtyard fire pit – Owners were asked if a fire pit was a worthwhile project. There was concern that it wouldn't be used. A vote was taken with 1 in favor and the majority opposed.
- Resurfacing hot tub area – There is concern that cracks that were repaired will develop further. Considering several possibilities. One option is installing indoor/outdoor carpeting. Board looked at another property and carpeting looked bad. Board recommended that owners take a look at the mats that are out at the spa.
- North hot tub leaking – The tub will be pulled to see what is causing leak.

Landscaping improvements:

- Replace 14 bushes in courtyard
- Re-Bark front flower bed, adding rock where needed
- Stone walkway out front to prevent people from walking through flowerbed.

Wildernest Property Management:

- The President informed those present that the Board was reviewing the management contract as the Property Management fee is the largest expense for the HOA. The Board is working with WPM in drafting a new, proposed contract by year-end as the current contract leaves room for interpretation. The Board is not happy with the new structure that was implemented last year. WPM hires contractors to perform contracted duties rather than have on-site staff perform. The Board is extremely happy with Todd Harpst and Josh Cornwell, Property Managers, however,

the new structure does not allow for the quality of care the Board wants. The Board is talking with other Property Management Companies.

- The President proposed spending approximately 3 hours a week doing light maintenance around the property for below market rate pay. Examples of the work that would be done are taking scuff marks off the wainscoting, light landscaping, etc. The Board would need to work out insurance coverage in order for the President to do work. The President asked if anyone would have a problem with him working 3 hours a week at \$25.00 an hour in an effort to improve the looks of the property. No one objected. Motion was made for a vote. All approved 2nd and no one opposed.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, ERIC GEISS, PRESIDENT OF THE TENDERFOOT HOA, CAN PERFORM LIGHT MAINTENNANCE DUTIES WORKING APPROXIMATELY 3 HOURS PER WEEK AT A RATE OF \$25.00 AN HOUR WITH THE CONDITION THAT ADAQUATE INSURANCE COVERAGE IS OBTAINED.

- WPM will talk to Resort Internet about the television reception during ski season. It was also mentioned that internet bandwidth slows down when there are a lot of users. It is capped at 12mbps.
- Resort Internet approached the Board to share Tenderfoot head-end with Ski Run. The Board negotiated a \$4.00 decrease in monthly fees for service. The question was raised if the HOA could use the savings to increase bandwidth. WPM will research what the cost is to increase bandwidth.
- A Board Member asked if anyone would be interested if Ski Run were to sell membership to use their pool. WPM will talk with Ski Run Board to see if they would be willing to sell membership.

Budget

- 2014/2015 dues increase of 8% is to build major maintenance reserves for aging building. Maintenance budget increased approximately \$15,000 repairing pin-hole leaks in 2014.
- 12% increase toward reserve contribution, up from from 8.4%.
- The major maintenance reserves are starting the year at \$185,000. The Board is looking at ways to delay major costs. Recommend painting the building sections at a time, doing touch-ups on decks as needed, and replacing roofs certain sections at a time.
- The HOA could save about 30% of energy by going to high efficiency system when there is a need for a new boiler, which is a few years out.
- The Board is looking at creative ways to save money and trying to avoid a special assessment.
- The Board hired a Reserve Study Company who submitted a report that was inaccurate. The Board is working with WPM in putting together a long term Reserve Study.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE 2014/2015 BUDGET WAS APPROVED AND RATIFIED.

MANAGEMENT REPORT

Bernadette Kromholz, Area Community Manager with WPM, introduced the Keystone Team involved with managing Tenderfoot Lodge. She informed the membership of the location of the WPM-Keystone office in Suite 205 at Mountain View Plaza, Highway 6. Ms. Kromholz explained that, although the management fee is the biggest line item on the HOA financials, the services being charged are what the HOA would pay any management company and/or vendor to provide services such as Accounting, financials and budgets, meetings, Board and owner communication, website management, hot tub maintenance, landscaping, cleaning of common areas. She then explained that WPM hires outside contractors to provide specialized services to include landscaping, maintenance, and cleaning with the WPM staff functioning as Managers of those vendors. WPM is in the Community Management business and has hired high level, quality personnel to manage Tenderfoot Lodge and insure all services are performed per the contract. Ms. Kromholz stated that it is the Board's fiduciary responsibility to get other management proposals. She asked that WPM be given the opportunity to bid an "apples to apples" contract as we value the partnership we have with Tenderfoot Lodge Community.

The Homeowners were reminded they can view the HOA financials, the minutes of all meetings, rules, insurance and other Association related items on the Tenderfoot HOA website. To gain access to the HOA website, log on to: www.wildernesthoa.com.

The President's Report covered most of the HOA's accomplishments throughout the year.

Todd Harpst, Senior Property Manager, reviewed other projects completed:

- Xcel replaced main regulators to building. Seems to have solved gas pressure issues. WPM relit all pilot lights.
- Windows washed.
- Installed no smoking signs on decks.
- Power washed garage.
- Fixed leak at spa boiler.
- CLC Board in elevator replaced.
- Posted signs directing skiers to use parking garage for building access.
- Garage ballasts and 4th floor emergency light replaced.
- Managed leaks, restoration and repairs in several units, garage and common areas and on roof.
- Changed sand in hot tub filters.
- Stopped leak in hot tub pump and bromine feeder-cleaned out lines etc.
- Replaced hot surface igniter on hot tub.
 - Repainted siding outside several units.
 - Repaired rock siding outside Great Room and boiler room area.
 - Painted door frame on the 2nd floor unit.
 - Repaired 4 deck railings.
- Lawn maintenance; noxious weed spraying; grass seed in bare areas.
- Turned on sprinklers and managed irrigation repairs.
- Removed tree stakes.
- Installed/maintained flowers.
- Scraped and painted back deck entry.
- Repainted elevator room doors and elevator entry ways (outside).
- Re-epoxied floor under middle stairwell (outside).
- Patched sidewalk.
- Completed annual backflow, fire alarm, elevator and fire sprinkler testing.
- Glycol put in system 11/1.
- Touched up decking and trim on all walkways.

- Managed the removal of decking at individual unit.
- Xcel replaced main regulators to building. Seems to have solved gas pressure issues. WPM relit all pilot lights.
- Reserve study completed; worked with Board to build accurate Major Maintenance Chart.
- Posted signs directing skiers to use parking garage for building access.
- Notified owners and Property Management companies of garage access code change and changed coder per board.
- Worked with SageWater and provided Board with bid for re-piping.
- Followed up with suggestions from HOA Attorney regarding noise complaints.
- Ascent Electric installed new conduit to prevent damaging internet equipment with power surges. This was result of a power surge that blew out a breaker and had internet down for several hours.
- New hot tub cover.
- Researched lock timers. Can reprogram locks and will work on updating all locks.
- Painted and put new stickers on parking garage height bar.
- Replaced transformer for north hot tub boiler.
- Fixed broken fire door on 2nd floor.
- Completed HOA annual state registration.
- Fixed hot tub fence gate.
- Dug out satellite dishes to fix TV reception.
- Removed ice dams above 2 units and over boiler room.
- Replaced Great Room lock.
- Placed list of Tenderfoot rules in every unit.
- 3rd floor chair railing repaired outside elevator.
- Ascent installed damaged breaker and new conduit in TV room to prevent damage to equipment with power surges. Resort Internet replaced damaged equipment.
- Replaced Great Room seals between double doors.
- Completed insurance inspection.
- Replaced rotted wood on hot tub fence and stained fence
- Finished staining lower level decks
- Replaced Entrance Lock; changed unit locks and programmed as needed.
- Installed new Saflok batteries on all locks.
- Installed new H2O sensor on North hot tub boiler
- Fixed leak in PVC to South hot tub filter
- Managed shingle repair.
- Pre-season checks of all units-thermostats, water leaks, doors and windows closed
- Blow out of sprinkler system for winter.
- Turned on snow melt system and riser room heaters/placed snow markers and ice melt buckets; snow removal.

IN PROGRESS:

- Bid for outdoor carpet at hot tub
- Sand and stain elevator railings.
- Replace missing screens around property.

- Researching changing locks on indoor ski lockers-A&M provided 2 types of locks to look at.
- Otis rescheduled elevator repairs. Waiting for response from Otis on scheduling. Elevator will be down 3-5 days.
 - New travelling cable to be installed.
 - Move pit light to safer location-will require an electrician.
 - New restrictors to be installed
- Researching the replacement of broken glass on two pendant lights in great room.

FINANCIAL REPORT

The July financials were reviewed. The Balance Sheet reflected that the Operating Account balance was \$31,381.23 and the Reserve Account balance was \$130,437.62.

ELECTION OF DIRECTORS

Eric Geis' Board of Directors term expired as of the meeting. He indicated that he would like to run for re-election. Eric Geis was nominated.

The Board President asked for volunteers from the floor. Gary Johnson was nominated.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND ELECTED BY ACCLAMATION, ERIC GEISS AND GARY JOHNSON WERE ELECTED TO THE BOARD OF DIRECTORS.

OTHER MATTERS

- WPM informed the membership about the 4 corners project organized by Keystone Owners Association. The project is a beautification project located at the traffic signal entering Keystone on Highway 6. KOA is asking for donations from HOAs as well as individual owners.
- A Homeowner spoke about issues he has with Saflok. He researched other lock systems and suggested changing. A Board member said that Homeowners can change their individual locks, if they wish, provided that WPM has a copy of the key to gain access 24/7 in case of emergencies and per the rules and regulations. It was mentioned that KRPM was changing their rental units to a KABA lock which would allow an owner to change the access code at-site. The Board will review lock systems.
- The Board was complimented by a homeowner present for the work they have done.
- The Board will keep members posted on new building construction.
- A Board Member brought up that people are still smoking on the decks and fines are being issued to Homeowners. It is up to each Homeowner to go back to their renters, rental company or friends for reimbursement of the fine.

The next Annual Meeting was scheduled for September 12, 2015, at 9:30 A.M. in the Tenderfoot Lodge Great Room.

ADJOURNMENT

The meeting adjourned at 12:20 PM

TENDERFOOT LODGE
BOARD OF DIRECTORS MEETING
September 14, 2013

A regularly scheduled meeting of the Tenderfoot Lodge Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Eric Geis	Term Expires: 2017
Vice President	Virginia Johnson	2016
Sec/Treas	Gary Johnson	2017