

**TENDERFOOT LODGE ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
September 8, 2018**

**I. CALL TO ORDER**

The meeting was called to order at 9:52 a.m. in the Dillon Town Hall.

Board members present were:

Eric Geis, President, #2602  
Stuart Moore, #2615

Virginia Johnson, Vice President, #2661

Owners present were:

Jack Harris, #2603  
Brian Elliott, #2612  
Jack Goldberg, #2620  
John & Debby Gerkin, #2632  
Dixie & Norm Cannon, #2645  
Roger & Alison Shakely, #2649  
Philip Varley, #2652  
Joel Hoffman, #2660  
Nooshin Farjadi, #2662  
Warren Mirtsching, #2674

Nicole Hawkins, #2606  
Rob Freedman, #2618  
Elizabeth Benson, #2627  
Cindy Alexander, #2644  
Jacqueline Mathewson, #2647  
Dave & Carol Mansen, #2651  
Clive Greatorex & Deborah Gillis, #2658  
Wayne Johnson, #2661  
Peter Herold, #2669

Representing Summit Resort Group were Katie Kuhn and Aaron Hofmeister. Kevin Lovett joined the meeting in progress. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. PROOF OF NOTICE AND VERIFICATION OF QUORUM**

Notice of the meeting was sent August 24, 2018. With units represented in person or by proxy, a quorum was confirmed.

**III. APPROVAL OF 2017 ANNUAL MEETING MINUTES**

Clive Greatorex motioned to approve the September 9, 2017 Annual Meeting minutes as presented. Philip Varley seconded and the motion carried.

**IV. PRESIDENT'S REPORT**

Eric Geis reported on completed projects.

1. The deck was refinished. The surface was sanded down to bare wood. It will be restained instead of painted to reveal the mahogany grain.
2. The exterior and ski locker doors were refinished.
3. Installed new LED lights in the garage. Xcel Energy provided a rebate.
4. Surveillance cameras are being installed on the garage entry and exit doors.
5. Three of the parking lot lights were blown over during a windstorm. Two of them are being replaced. The third has been deemed unnecessary.
6. Installed two kayak racks. Owners were asked to put bike tags on their kayaks for identification.

7. There are ongoing pinhole leaks in the copper pipes. There was a leak into a closet that was not noticed immediately and caused some damage.
8. Owners are encouraged to check all water supply lines on a regular basis as water leaks are the most common insurance claim.
9. Deck railings are being tightened as needed.

Major Reserve projects for 2019 include:

1. Autofill mechanisms will be installed on the hot tubs. Bids are being obtained.
2. Replacement of the garage doors and controllers is scheduled in Reserves but is not necessary so there will be some savings.
3. The parking lot will be sealcoated.
4. Painting and re-carpeting the four stacks is scheduled in Reserves but has been postponed until after the roof replacement.
5. The sloped shingle roofs will be replaced next summer or early fall. There is \$250,000 budgeted, which should be enough to pay for the project without a Special Assessment.
6. The Operating dues will be increased 3.8% this year.
7. Other large future expenditures include \$52,000 for hot tub replacement (2021), \$250,000 for replacement of two boilers (2026) and siding replacement at an estimated cost of \$1.5 million (2037).

Eric Geis said some Associations are taking out loans to pay for large projects but he believes it should be possible to pay for the roof without a Special Assessment or loan. He hopes it will be possible to have some years without dues increases after the roof replacement. Katie Kuhn commented that special assessments have a negative impact on property values and cause hardship for owners.

Eric Geis reviewed dues for comparable condominium properties and found Tenderfoot Lodge dues were as much as 50% lower per square foot.

An owner asked if the entire roof needed to be replaced or if only certain exposures were in poor condition, and if the Board had considered other roofing materials such as metal or concrete tiles. Eric Geis said Turner Morris inspects the roof annually, provides a report and makes repairs as needed. They confirmed that entire roof needs to be replaced. The Board has considered shingles, a full metal roof and asphalt shingles with a 10' metal edge. The cost of a metal roof would be about triple the cost of shingles and Turner Morris did not recommend the asphalt and metal combination.

## **V. FINANCIALS & BUDGET PRESENTATION**

### *A. 2018 Current Financials*

As of July 31, 2018, the Association had \$76,043 in Operating and \$158,526 in Reserves. The Association was operating \$21,000 favorable to budget. The most significant savings were in Utilities and Repair & Maintenance.

### *B. 2018/2019 Operating Budget*

Katie Kuhn stated that the 2018/2019 Budget as drafted included a 3.8% increase to Operating dues and a \$17,727 Reserve contribution.

Rob Freedman motioned to approve the 2018/2019 Budget as presented. Jack Goldberg seconded and the motion carried.

## VI. MANAGEMENT COMPANY REPORT

A written list of completed projects and ongoing maintenance tasks was included in the meeting packet. Katie Kuhn reviewed highlights:

1. Sprinkler system, fire extinguisher, alarm system and elevators were inspected.
2. Repaired pinhole pipe leaks.
3. Repaired the deck railings.
4. Repaired a boiler room pump leak.
5. Repaired the garage door.
6. Ordered replacement screens.
7. Replace shattered Great Room door glass.
8. Did preventative maintenance for the boiler.
9. Landscaping items included bush and tree trimming, tree and weed spraying, flower baskets and refreshing the mulch.
10. Repaired the hot tub pump and filter and repaired leaks on the south boiler and spa mechanical equipment.
11. Replaced the hot tub cover.
12. Diagnosed the auto-fill problems.
13. Renewed the insurance policy.
14. Filed the 2017 tax returns.

Major projects completed included new lights in the garage, new parking lot lights, major boiler repairs after a leak, replacement of timer modules on boilers and refinishing of deck and exterior doors.

Katie Kuhn reminded owners that they should carry an H06 policy that includes coverage for the \$5,000 Association policy deductible. Management must have access to all units in case of emergency. Owners should be respectful of neighbors and observe posted signs. The Association website can be accessed at [www.srghoa.com](http://www.srghoa.com). All Association documents are posted online.

## VII. OLD BUSINESS

### A. *Bike Path*

Eric Geis said the County was turning over maintenance of the bike path to the properties adjacent to it. There is no funding in the Association budget for maintenance or resurfacing the asphalt. It is presently in good condition.

### B. *Dumpster Shed & Recycling*

An owner commented that the dumpster shed was a mess every day. An owner suggested eliminating recycling. Katie Kuhn said the staff cleans up the area daily. Eric Geis said the recycling is now single stream but glass is not accepted.

### C. *Quiet Hours*

An owner commented that the quiet hours were inconsistent. There is a problem with late night use of the private hot tub on the fourth floor. Katie Kuhn said the Board could consider a rule change.

*D. Rules & Regulations*

Owners were asked to post a laminated set of the Rules & Regulations in their units.

*E. Pets*

There continue to be issues with pets, especially dogs barking when left alone. Warnings are issued before fines are imposed.

*F. Smart Locks*

The Board issued standards for smart locks, which are encouraged. A few more owners have installed them over the past year.

## **VIII. NEW BUSINESS**

*A. Annual Garage Door Entry Code Change*

The garage door code will be changed November 1<sup>st</sup>. The new code will be sent to owners October 15<sup>th</sup>.

*B. Paid Parking*

Keystone will be charging for parking in the Montezuma lot and all Associations are now concerned about illegal use of their lots. A parking pass will be implemented based on input from other Associations who already have them and from Keystone. The Board has developed a comprehensive plan and will monitor the situation over the next year. The Rules and Regulations state that a maximum of two vehicles can be parked per unit. Owners will receive two stickers with their unit numbers that should be placed on the outside of the back window. Owners will need to provide a copy of a new registration and pay a \$10 fee to obtain a new permit. Owners will also receive two guest permits that hang on the rear view mirror. Replacement guest passes will be available for a \$150 fee. Several owners expressed concern about parking for family members and guests that would exceed the two-car maximum. Eric explained that Tenderfoot does not even have two spaces per unit, including the outdoor spots. He recommended that owners leave their guest tags in the units so friends and family will have access if the owners are not present. Eric suggested that owners who rent charge a deposit for the parking permit to encourage renters to return it. Eric said if the Board determines the enforcement is too strict, they will reconsider the rules for next winter. The management team will be responsible for enforcement, especially during ski season. Cars in the garage without permits will be stickered first with a four-hour warning before being booted. There will be signage on the posts in the outdoor lot and in the garage.

## **IX. OWNERS' FORUM**

*A. Ping Pong Table*

Jacqueline Mathewson requested addition of a ping pong table in the Great Room. Eric Geis said a pool table has been considered in the past but it was voted down by the owners. Owners present expressed concerns about noise, crowds and wear and tear on the room. The Board will take this request under consideration.

**B. Kayak Racks**

An owner commented that the double kayaks on the kayak rack interfered with access to the ski tuning bench. The Board will discuss this with the kayak owner.

**C. Building Address**

An owner commented that there is no street address on the property sign by the road and the numbers on the building are dark and difficult to read. Eric Geis said it should be possible to locate the building using a smart phone GPS. The Board will take this comment under consideration.

**D. Unit Checks**

An owner asked how often unoccupied units are checked. Katie Kuhn said this service is not part of the Association management contract but they can provide it for a fee. The owner commented that after power surges, she has found lights turned on and fans running. A suggestion was made to unplug the lights when they leave. Owners were encouraged to contact management if they hear water or a fan running continually.

**X. ELECTION OF DIRECTOR**

The term of Stuart Moore expired and he indicated he would be willing to run again. The floor was opened for nominations and there were none. Stuart Moore was re-elected by acclamation.

**XI. REAL ESTATE UPDATE**

Eric Geis reviewed a real estate report from Slifer Smith Frampton. The market remains strong but units are taking longer to sell due to rising prices. The average price for the new Seasons properties is \$600/sq.ft. and Tenderfoot is keeping up.

**XII. KEYSTONE RESORT UPDATE**

A new surface lift is being built at the gondola mid-station. A new snowmaking system is being installed top to bottom on Paymaster. Keystone plans to have trails open on both Dercum Mountain and North Peak on the first day of the season. The River Run Townhomes sold out. There are two affordable housing complexes being built across from the golf course, one with units for sale and the other with rental units. The proposed hotel on the lot next to the gondola base station is still in negotiations. A traffic study of the Snake River corridor is planned. Summit County will be implementing short-term rental regulations for the unincorporated areas in Summit County. Owners who rent will be required to register and list their registration number on their rental website.

**XIII. SET NEXT MEETING DATE**

The next Annual Meeting will be held Saturday, September 14, 2019 at 9:30 a.m. The Christmas Holiday Social will be December 8<sup>th</sup> at 5:00 p.m. in the Great Room.

**XIV. ADJOURNMENT**

Dave Mansen motioned to adjourn at 12:02 p.m. Rob Freedman seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member Signature