

Good afternoon, Lodge at Riverbend Owners,

Unfortunately our hot tub has reached the end of its useful life. Our hot tub repair person has informed us that the electronics failed and are not repairable or replaceable.

At the last annual owners meeting, we informed owners that we wanted to replace the hot tub, but due to new regulations, it would not be easy. The owners requested we research options more fully.

The new regulations require Associations to have a commercial hot tub if the Declaration allows for short term rentals, which ours do. A commercial hot tub would not fit in the space where the current one is, due to several new requirements.

If we were to install a commercial hot tub, we would have to do it somewhere outside on the property. The likely place would be behind the building.

These are our options:

1. Not have a hot tub
2. Install a new commercial grade hot tub - we received a proposal from an engineer to assess the full requirements for a hot tub relocation project and the cost for this assessment is \$2,550. We estimate the total cost to put in a commercial grade hot tub and required fencing, concrete slab, hot tub boiler, etc. at approx. \$80,000. This would require a special assessment and the units facing the creek would be looking at the hot tub.
3. Change the Declaration to not allow short term (less than 30 days) rentals. Several units currently rent short term. To change the Declaration would require an approval of the change by at least 67% (12) of our ownership.
4. Change the Declaration to clearly state that only owners are permitted to use the hot tub. Owners would be prohibited to allow short term tenants access to the hot tub. This language would need to be written by an attorney, and reviewed by the County attorney before approval. To change the Declaration would require an approval of the change by at least 67% (12) of ownership.

The hot tub will be out of service indefinitely. The board would like to review these options at the annual meeting on August 3, 2019 at 9:00 am. Please plan to attend to have your voice heard!

As a reminder, owners can stay up to date on all board matters (including follow-ups to the annual meeting) by reviewing board minutes on the SRG website at https://www.srghoa.com/hoa_lodgeatriverbend.html
Have a great holiday weekend!!

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