

## **Lodge at Riverbend Homeowners Association**

### **Meeting of the Board of Directors**

Minutes of the Executive Board of Directors of the Lodge at Riverbend Homeowners Association (LRB), held Tuesday, April 24, 2013 by teleconference.

#### **ATTENDANCE**

Betty Boehnke—President  
Jeff Ogren-Vice president  
Patricia VanDevander-Board member

Representing Wildernest Property Management (WPM):  
Don Wagner – Community Association Manager  
Cam Bosson-Property Manager

#### **CALL TO ORDER AND QUORUM**

Betty Boehnke called the meeting to order at 1:34 p.m. A quorum was established.

#### **AGENDA ITEMS**

- Meeting minutes approval -

**RESOLUTION: UPON MOTION, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES FROM THE OCTOBER 30, 2012, BOARD MEETING WERE APPROVED AS WRITTEN.**

- Property manager's report – Included in the meeting packet for review by the Board. Questions included:
  - Ice by the dumpster – Can this issue be fixed? Cam and Betty are to review. A gutter might be a solution. The icicle in the parking lot by the space for LRB106 is also a concern and will be reviewed for a solution in warmer weather.
  - Hot tub chemicals- They are obtained through WPM central supply at a competitive price. WPM buys in bulk. It was asked how long the March chemical purchase will last. Cam responded that a natural enzyme treatment will help cut scum issues and lessen chemical usage overall.
- Hot tubs -
  - Repairs- The jet pump failure cost \$500 plus labor to fix. There were some questions about the cost charged by Kaupas. With a jet needing repair the Board requested definite cost control by at a minimum an e-mail written estimate.
  - Room code change for unit #204 (hot tub)- Cam will review the lock to see if he is able to change the code without calling in a locksmith. Patty asked about the cost for changing to an electronic lock. This will be added to the Annual meeting agenda.
  - Large sign with rules for hot tub use posted- A cost for a large sign with rules written on it will be obtained from the Balance Sheet for consideration by the Board.

- Bird nest- Several ideas and related costs were discussed to deal with a bird nest including installation of humane bird repellent spikes. Betty suggested going with the spikes with Cam cleaning up the area so it is ready for their installation. The Board approved.
- Insurance-
  - Liability cannot be decreased because the blanket liability requires a \$2,000,000 policy liability coverage.
  - The Board questioned accountability by either WPM or the Strong Agency on notification of the previous policy cancellation. There is concern Colorado notification requirements were not followed.
  - Policy fee waiver- Please confirm the fee has been waived. Don confirmed the \$100 fee is to be waived.
  - Raising deductible- After discussion raising the deductible to lower premium does not appear to be worthwhile as HO6 coverage would need to be increased by all owners.
- Rules and fine structure – Betty has been rewriting the rules to move towards something that is clearer. She emphasized that rules are not being changed.
- CD- The Board discussed various CD investment strategies to obtain a better return on some reserve funds.
- Other issues -
  - Garage exhaust fan- Should there be a carbon monoxide detector in the garage? Since this is where CO is produced by autos, there would be false alarms.
  - Patty will investigate alternatives to insurance coverage other than thru the Strong Agency.
  - Betty will investigate the cost of a large sign posting rules for hot tub use.

#### **ADJOURNMENT**

The meeting adjourned at 2:32 p.m.

I hereby attest these minutes are a true and accurate account of the meeting thus held on April 24, 2013.

Signed: \_\_\_\_\_ As: \_\_\_\_\_

Dated: \_\_\_\_\_