

LRB Owners,

I hope your spring is going well, thus far! Summer will be here before we know it!

The Board of Directors just wanted to give an overall update to owners on the goings on at Lodge at Riverbend.

CARPET - As you know, we replaced the carpet in the common areas of the building two summers ago. Unfortunately, the carpet is not holding up and the seams are showing, so it will be replaced again this year under warranty. There will be no cost to the HOA for the replacement. I will keep you posted when timing is determined.

ENERGY AUDIT - The board asked Xcel Energy perform an energy audit at no cost to the Association. Xcel was very impressed at how energy efficient the building is! They stated that since we changed all of the flood lights in units last year, as well as the garage fixtures to LED, the building is very energy efficient. The one recommendation they had was to change the fixture in the elevator to LED, which we have done. We have also applied for rebates for making the changes. The Board will continue to implement cost saving changes as they are made aware of them.

SUMMER PROJECTS - There are two major projects scheduled for this summer.

- Asphalt Crack Fill and Seal Coat - SRG will keep owners posted as to timing of this project, as well as where to park during the asphalt work.
- Staining - The west side of the building, along with all unit deck hand railings will be done this summer. The staining will be placed on the capital plan in a four year cycle, with one side being stained a year. The Board feels that that the four year plan to stain one section at a time will allow the flexibility to delay the sections that are not going get as much sun if the stain is holding up well.

HOT TUB - The hot tub has been a hot topic at LRB for several years. As the board began looking into the possibility of replacing it this summer, it was determined that the current, residential grade hot tub, must be replaced with a commercial grade one when it is replaced. Since the cost to replace will be around \$80,000, the board has decided to continue to nurse the current one along until owners can discuss it at the annual meeting in September. The reason for the cost increase, is because commercial grade hot tubs have several additional requirements due to regulations passed after the current hot tub was installed. Currently the hot tub is functioning properly.

PETS - At the June board meeting, the board will be reviewing owner comments that have been received concerning the rule change regarding pets, and proceeding with adoption of the rule change. Attached please find the rules that will be adopted. The one change is in blue on page 4.

PERMISSION TO PUBLISH - Attached please find a form that each of you will need to complete regarding whether or not the HOA has permission to post your contact information to the website under password protection and/or share it with owner owners in the complex. The laws have changed slightly, so with your written permission, this information can be posted to the website. Please complete and return to to my email, or to the address or fax below.

Thank you for taking time to read this update, and please contact me with any questions or comments.