

The Lodge at Riverbend Board Meeting Minutes
November 1, 2019

I. Call to Order

The meeting was called to order at 1:08 pm. Board members present were Gerri Walsh, Jack Wilkinson, Eileen Huff and Dennis Longhofer, all via telephone. Representing Summit Resort Group was Deb Borel.

II. Introductions / Owners Forum

Notice of meeting was posted on the website. No owners, other than board members, were present.

III. Approval of Minutes

The Board reviewed and approved the minutes from the September 6, 2019 Board meeting via email. This will be ratified under section V. The annual meeting minutes were included in the board meeting packet.

IV. Financials

A. September 30, 2019 close financials (fiscal year-end close) report that The Lodge at Riverbend account balances are as follows:

- \$16,026.56 in the Alpine Operating
- \$39,704.81 in the Alpine Reserve Money Market Account
- \$61,126.32 in the Edward Jones CD – expired 10/25/19 (money is currently in cash clearing collecting .83% interest)
- September 2019 P & L Reports that the Association is \$2,212.63 over budget in Operating expenses.
- The board discussed areas of variance
- All owners are current with dues.
- As of September close, all Reserve contributions are current.
- The Board approved the financials as presented.

V. Managing Agents Report

VI. Motions via Email

Dennis made a motion to approve the following motions via email that have taken place since the last meeting:

- i. 9/7/19 – Approval to send revised memo to the Town of Frisco
- ii. 9/12/19 – Approval of 9/6/19 meeting minutes
- iii. 10/15/19 – Approval to send hot tub letter to owners
- iv. 10/22/19 – Roof repair work approved

Gerri seconded, and the motion carried.

VII. Old Business

A. Hot Tub Discussion – Gerri shared the results of the owner vote regarding the hot tub/Declaration change with the board. Ten owners were in favor of changing the Declaration to not allow short term rentals, four owners wanted to purchase a commercial hot tub, and three did not respond to the email. Gerri reminded the

board that for the Declaration to be changed, it would require 67% (12 owners) of the ownership to approve. Gerri has spoken to several hot tub companies to discuss the options for commercial NSF50 approved tubs. Steve Prosis, environmental health director for Summit County, is not aware of a self-contained unit that meets the standard with NSF50 components, but did remember one hot tub, a Grecian Tub, that met the standard. Grecian tubs are custom built, and they can be built with the required components. All components of the hot tub except the shell must be NSF50 approved. Gerri reminded the board that since The Lodge at Riverbend is not asking for any modifications to the building, the county will allow the HOA to put it in the current location, with the exception that some of the equipment will need to be in a small closet.

Ed Kaupas, owner of Kaupas Water, has told Gerri that he will schedule a meeting with Steve to discuss exactly what the county wants. He has not yet scheduled the meeting.

Jack asked if the HOA could charge owners that short term rent to offset the cost of a commercial hot tub. SRG stated that other HOA's have done that successfully.

Eileen asked if a commercial hot tub would fit in the location of the previous hot tub. Gerri confirmed that they make 6-person commercial hot tubs that are like the size of the previous hot tub.

There is a company in Denver called Colorado Custom Spas, who supplies commercial hot tubs. Gerri talked the owner of the company, Stan, and he was familiar with NSF50. This company has another line of commercial hot tubs that would fit in the current location that are NSF50 approved. He stated that there are many advantages of a commercial hot tub, including, but not limited to the cleanliness of the water, and the life span.

After discussion, the board agreed that Stan would be asked to complete the permit paperwork for the county to see if the hot tub that he is proposing would be approved. Once approved, an on-site meeting to obtain bids would be scheduled with Stan, an electrician and a contractor who would build the small closet. Lead time for installation is 6-8 weeks after the on-site meeting. The board wants to obtain a firmer cost for a commercial hot tub before bringing that option to the owners.

An email update will be sent to owners informing them of the vote count, as well as the next steps that the board is taking.

VIII. New Business

- A. Capital Plan – The board reviewed the capital plan spreadsheet that came from the reserve study. If reserve items arise that are not in the spreadsheet, SRG will highlight the additional line items to differentiate them from what the study found.
- B. Water Pressure Issues with Irrigation System – Gerri stated that the irrigation pressure was very weak. In the spring, Greenscapes will be asked to inspect this.
- C. Thermostats in the entrance on the first and second floor do not seem to be working properly. SRG will have George from Premier inspect them and repair or replace as needed. The thermostats should be set to 65 degrees.

D. Eileen stated that there is a gap by her deck, and she fears that water could penetrate and cause damage. SRG will have someone seal the crack.

IX. Next Board Meeting Date

The Board will meet in February 2020. The board will be polled in February to set a date.

X. Adjournment

With no further business, at 2:22 pm Dennis made a motion to adjourn. Eileen seconded, and the motion carried.

Approved by: _____ Date: _____