

The Lodge at Riverbend Board Meeting Minutes
September 6, 2019

I. Call to Order

The meeting was called to order at 3:00 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 June 20, 2019 and August 3, 2019 Board meetings via email. This will be ratified under section V. The annual meeting minutes were included in the board meeting packet.

IV. Financials

A. July 31, 2019 close financials report that The Lodge at Riverbend account balances are as follows:

- \$14,290.63 in the Alpine Operating
- \$47,033.67 in the Alpine Reserve Money Market Account
- \$61,126.32 in the Edward Jones CD – expires 9/15/19
- July 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 July close, all Reserve contributions are current.
- The reserve expense of \$2,080 to Premier Plumbing will be reclassified into operating account 671, Repairs and Maintenance.
- The Board approved the financials as presented.

V. Motions via Email

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

- i. 06/25/19 – Approval of June 20, 2019 Meeting Minutes
- ii. 07/02/19 – Approval of 2020 budget for presentation to owners
- iii. 08/06/19 – Approval of August 3, 2019 Meeting Minutes
- iv. 08/07/19 – Approval of Property Management Agreement Renewal

Dennis seconded, and the motion carried.

VI. Old Business

A. Town of Frisco Discussion regarding Short Term Rentals

- Jack talked to Dan Hendershott regarding the hot tub replacement and short-term rentals (STR). Dan told Jack that the county was interpreting the state regulation (via an interpretive memo) and they would not consider an exception for LRB. Dan also told Jack that the HOA could draft a letter

to the county and the county attorney would review it. Jack stated that the state did not define enforcement provisions, and that the county is reading an enforcement provision that did not exist. Jack told Dan that the plan was to install a security lock with each owner having individual codes. Enforcement is a separate issue. The main issue that Dan had with our proposed Declaration amendment was the short-term rentals and enforcement of the amendment. Jack suggested either writing a letter to the county and ask them to reconsider or eliminate short-term rentals.

- Gerri talked to Dan Hendershott and she found him to be very open to talking about the proposed amendment to the Declaration regarding short-term rentals. Dan told Gerri that they are concerned about water borne diseases. The county took the state regulation and made it their own through an interpretive memo. Dan asked how the use of the hot tub would be monitored. Gerri stated that a camera would be placed, as well as a security lock on the door, and every owner would have an individual code to access the hot tub room. She also stated that owners would not advertise that the building had a hot tub, so short-term tenants would not be renting thinking that a hot tub was an amenity. Dan told Gerri to draft a letter and the county attorney would review it. Gerri noted that on the county website, it states that the county does not monitor short-term rental violations because there is not sufficient staff. They rely on public complaints and then the county will follow up. Gerri also noted that no public input was gathered before drafting the interpretive memo. Gerri drafted a letter for presentation to the county. After the board reviewed the letter, they made a couple of changes. Gerri will make the edits to the letter to the county that the board suggested, and it will be distributed to the board before sending it to Dan.

B. Next Steps regarding Hot Tubs and Short-Term Rentals

- If the county denies the HOA request for limiting hot tub use, the next step is to poll owners to determine whether they want no hot tub or no short-term rentals.

VII. New Business

A. There was no new business to discuss.

VIII. Next Board Meeting Date

The Board will meet in December. The board will be polled in November to set a date.

IX. Adjournment

With no further business, 3:47 pm Jack made a motion to adjourn. Eileen seconded, and the motion carried.

Approved by: _____ Date: _____