

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 25, 2018

I. WALK THROUGH

The Board and Summit Resort Group did a thorough walk through of the premises.

II. CALL TO ORDER

The meeting was called to order at 3:37 pm at Tenderfoot Lodge.

Board members in attendance were:

Eric Geis

Stu Moore

Virginia Johnson

A quorum was present.

Representing Summit Resort Group were Katie Kuhn and site manager Aaron Hofmeister.

III. OWNERS FORUM

Notice of the meeting was posted on the website. No Owners were present other than Board members.

IV. APPROVE PREVIOUS MEETING MINUTES

The minutes of the February 1, 2018 Board Meeting were reviewed. A motion was made to approve the February 1, 2018 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

V. FINANCIALS

Year to Date Financials

April 30, 2018 close balance sheet reports:

\$69,495 in Operating

\$151,928 in Reserves

April 30, 2018 P & L vs budget reports \$186,815 of actual expenditures vs. \$195,874 of budgeted expenditures. An underage of \$9,059.

Areas of significant variance include:

- Natural Gas - \$965 under
- Snow Removal - \$1,263 over
- General Building Maint. - \$4,307 under
- Spa Repairs and Maint.- \$3,802 under
- Supplies and Materials - \$1,743 under
- Unit Refurbishment - \$2,058 over (due to 2611 pinhole leak)

A/R: All dues are current!

The 2018 MMC items were reviewed as follows:

- Roofs - \$6,000

- Door refinishing - \$7,200 (to include exterior unit and ski locker doors)
- Refinish rear common area deck - \$10,500
- Replace overhead lighting posts - \$11,400
- Hall carpet - \$23,000 (the Board decided to move this expense to 2019 since the hallway carpeting was found to be in good shape during the walk through)
- Repaint hallways - \$4,800 (the Board decided to move this expense to 2019 and update with Tony's figures. The stairwell painting will be moved to 2021 and the Great Room painting will be separated from the hallway line item on the MMC)
- Hot tub pumps - \$2,633
- Mechanical - \$7,922
- Motors, Pumps, Valves, Repair & Replace - \$4,000
- The Board would like to add hot tub deck resurfacing to the MMC for 2021, with the option of adding heat at the time.
- It was noted that roof replacement is scheduled for 2020, the projected year end balance in 2020 after roof replacement is \$134,000 provided the actual income (which includes dues increases in 2019 and 2020) and expenses are in line with the MMC.

VI. MANAGING AGENT'S REPORT

Katie reviewed the managing agent's report as follows:

Completed Items

- Insurance renewal
- Drywall repaired at 2676 and 2611. 2619 drywall repair has been delayed per owner's request
- Replaced springs on garage entry door
- Saflok repairs
- Lobby door glass changed
- Propane tanks for grill exchanged
- Garage door spring repairs
- Leak repair in 2611 fixed
- Leak on hot tub line repaired

Boilers/mechanicals

Repairs completed:

- State boiler inspection completed
- Preventative maintenance
- Hot water issue troubleshooting
- Magic Aire heating coil replacement

Repairs pending/suggested:

- None at this time

Leaks

- 2619 – pinhole leak above washing machine.
- 2611- pinhole leak in washing machine closet

VII. OLD BUSINESS

- Garage lighting was discussed again. The fixtures would be about \$280 per light to replace, with a potential rebate of \$135 per fixture. The Board asked SRG to earmark \$5,075 to include on next fiscal year's MMC.

VIII. NEW BUSINESS

- The Tenderfoot property footprint was discussed along with the bike path maintenance. Eric said that the county is planning on installing new bike paths going towards Montezuma, but has decided to not repair the existing paths. Katie stated that several other HOAs with paths on their property have taken over the maintenance responsibility of the paths. Tenderfoot does not agree with the county's decision, and does not want to be responsible for the bike path maintenance. It is currently in good condition, the Board and SRG will monitor and see if the county changes their policy.
- There were several Canada geese on the property several weeks back. Aaron noted that they have not been at Tenderfoot for some time now, and believes they just stopped during their migration. Katie said the best way to deal with geese is loud noises, such as an air horn. The Board noted that their droppings were no longer leaving a mess on the property, and will keep an eye out this summer that there are no more geese at the community.
- Aaron has been checking for birds nesting on decks. Eric noted that there have been some droppings on his deck, although no nesting birds have been observed. Aaron will check all fourth-floor units for signs of bird nests, and will report to the Board.
- Single stream recycling was discussed during the walk through. The County does not permit glass in single stream recycling, but it can be brought to the recycling centers.
- "Street Light" replacement bids were reviewed. The Board chose to go with Sanchez Builders to replace three of the fallen lights at the front of Tenderfoot Lodge.
- Hot tub maintenance was discussed during the meeting. Aaron noted that the auto-fill sensor wires had been cut and has not been working since SRG took over management. Fixing the auto-fills would save a lot of time and cost for the HOA. The Board approved the repair, provided that the wire conduit was already in place. The repair is expected to cost about \$500
- A security camera for the garage was discussed, since cars have occasionally hit the door causing damage. The estimate was \$287 for a professional camera and installation. The Board asked SRG to get actual images from installed cameras, and to inquire with the sheriff's department on enforcement.
- Bent trees were discussed at the walk through. Katie will call an arborist out for recommendations on straightening out the trees and trimming broken branches.
- Window washing is scheduled for July, after the pine pollen has subsided. Virginia asked if they could do her interior windows for an extra fee since they are so high up, Katie will arrange this.
- The Board asked SRG to have a hot tub contractor come out and generate a list of all equipment in the hot tub mechanical room that would need replaced, and a general price of replacement. When the hot tubs are remodeled. The Board would like to re-plan the piping arrangement at that time as well. Once pricing comes in Katie will add it to the MMC.
- Stu mentioned that a rain sensing wick would be beneficial for the sprinkler system and could save on water costs. Katie spoke with Greenscapes who also suggested a "smart" sprinkler control that connects to wifi and can control the system based on forecasts and local temperatures. Katie will ask Greenscapes how much the installation would cost.

IX. NEXT MEETING DATE

The next meeting will be the budget meeting on August 10th at 3pm, located at Summit Resort Group.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 4:47 pm.

Approved By: _____
Board Member Signature

Date: _____