

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 3rd, 2016**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 pm in the Tenderfoot Lodge Great Room.

Board members in attendance were:

Eric Geis  
Virginia Johnson  
Stu Moore

A quorum was present.

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

**II. OWNERS FORUM**

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

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the August 5, 2016 Board Meeting were reviewed. A motion was made to approve the August 5, 2016 meeting minutes as amended. The motion was seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

September 30, 2016 fiscal year end close balance sheet reports:

\$58,860 in Operating  
\$254,636 in Reserves

September 30, 2016 P & L vs budget reports \$330,815 of actual expenditures vs. \$345,208 of budgeted expenditures. An underage of \$14,392.

Areas of significant variance include:

607- Management Fees: \$1,500 under  
621- Insurance: \$4,027 under  
659- Electric: \$4,436 Under  
662- Sewer: \$2,653 Over  
670- Fire Safety: \$1,425  
671- General Building Maintenance: \$10,466 over  
    - \$3150 Dryer Vent Cages  
    - \$654 Garage  
    - \$3,210 Leak Repairs  
    - \$3,391 Deck Railings  
672- Plumbing and Heating: \$11,068 under  
674- Roof Maintenance: \$5,313  
677- Spa Repairs and Maintenance: \$9,869 under

683- Unit Refurbishment: \$4,772 under

A/R: All dues current

CD: Eric said that they would like to open a CD once the new water heaters have been paid for and the painting has been scheduled. SRG will look into rates and work with the board on opening the account.

A motion was made to transfer the \$14,392 year end Operating Surplus into Reserves. The motion was seconded and carried with all in favor.

## **V. MANAGING AGENT'S REPORT**

### **Completed Items**

- Garage door code changed
- Hot tub leak repaired (approximately \$1,600 repair)
- Carbon monoxide detectors installed in garage
- Railing repair and replacement
- Elevators inspected
- Drywall repairs – 2662, 2676 (roof leaks) and 2649 (pinhole leak)
- Roof repairs
- Hot tub boiler repaired
- Hot tub circulation motor replaced
- Ordered additional railings
- Interior ski locker locks replaced
- Plowing arranged
- Post annual meeting mailer sent
- Tax Return in progress
- Irrigation blown out

### **Boilers/mechanicals**

*Repairs completed:*

Quarterly maintenance  
Heating system expansion tank

*Repairs pending/suggested:*

Hot water tank replacement

### **Leaks**

- 2649: Three pinhole leaks repaired, old copper pipe replaced with pex.

### **Report Items**

## **VI. Ratify Board Actions Via email**

A motion was made to approve the following actions via email:

- o 9/16/16 Domestic Hot Water System (Approved)
- o 9/1/16 2662 Window Replacement (Blinds Only – Approved)
- o 10/13/16 Snow Plowing (Great Western, Approved)

The motion was seconded and carried unanimously.

## **VII. OLD BUSINESS**

- Stain bids
  - o Peak Paint - \$145,000

- DR Custom - \$139,600 – The board would like to meet with DR Custom to discuss possible savings and the timeline for painting. SRG will arrange.
- The compactor has been working well lately. Stu noticed that when the compactor goes down, it seems to be because the box is not placed back properly. A green light illuminates when it is aligned properly, so Waste Management needs to ensure that light is on prior to leaving the property.

#### **VIII. NEW BUSINESS**

- Funds to pay for new DHW system will come from Reserves. So far nothing has been billed for the project.
- Hot tub repairs before Thanksgiving – Aaron will get bids for the following repairs:
  - Auto Fills
  - North boiler needs heat exchanger cleaned
  - Bromine fix
- The Board would like signs in the parking lot stating that parking is only for TFL owners and guests, and violators will be towed at owner's expense. SRG will order and install the signs.
- Proposed dates for future board meetings:
  - February 17<sup>th</sup>
  - May 19<sup>th</sup> Walk through and meeting
  - July 21<sup>st</sup>
  - Time – 3 PM
- Christmas Owner's Social – December 10<sup>th</sup>. Stu will reach out to owners and coordinate.
- There have been no negative comments regarding the DHW replacement.
- Landscaping – Arron will work on the following:
  - Trimming of willows in courtyard
  - Fall clean-up in front and rear flower beds
- Christmas decorations for Great Room will be put up by Janene. The Board commented that she did a great job last year!

#### **IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 3:14 pm.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_