

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

February 1, 2018

**I. CALL TO ORDER**

The meeting was called to order at 3:00 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, Kevin Lovett, 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 November 17, 2017 Board Meeting were reviewed. A motion was made to approve the November 17, 2017 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

**Year to Date Financials**

December 31, 2017 close balance sheet reports:

\$62,854 in Operating

\$115,306 in Reserves

December 31, 2017 P & L vs budget reports \$71,126 of actual expenditures vs. \$80,255 of budgeted expenditures. An underage of \$9,128.

Areas of significant variance include:

- General Building Maintenance – \$2,701 under
- Plumbing and heating - \$1,860 under
- Spa Repairs and Maintenance - \$1,977 under
- Unit refurbishment - \$1,524 under

A/R: All dues are current!

The Board asked if SRG performs audits for HOAs. SRG does not provide this service, but highly recommends HOAs to commission audits and can help arrange one.

**V. MANAGING AGENT'S REPORT**

Katie reviewed the managing agent's report as follows:

**Completed Items**

- Heat tape hooked up over Great Room entrance

- Replacement screens ordered
- Kayak rack installed. The Board asked that owners put bike permit stickers on the kayaks so the HOA can identify which unit they belong to.
- Gate repaired
- Zone valve replaced in 2634
- Cleared sewer line at 2625
- Roof maintenance per roof inspection recommendations
- New hot tub covers installed
- Hot tub equipment repairs

### **Boilers/mechanicals**

#### *Repairs completed:*

- Replaced zone valve in 2634
- Preventative maintenance
- Mixing valve for Turbomax's adjusted

#### *Repairs pending/suggested:*

- Magic Aire heating coil replacement

### **Leaks**

- 2619 – pinhole leak above washing machine. A temporary patch has been installed, however, per TFL leak policy, the permanent fix will be done with other repairs.
- Mechanical Room – A unit that provides warm air for the boilers to function had a pipe freeze which caused a substantial leak in the mechanical room. The water drained into the garage, so no remediation work was necessary. Over 100 gallons of glycol had to be added to the system to bring it up to pressure. The new coil for \$1,300 is on order. The damage is estimated at about \$5,300 dollars. The insurance claim deductible is \$5,000, so a claim could be filed to cover the overage. The Board asked SRG to find out what effect a small claim would have on the insurance rates.

## **VI. OLD BUSINESS**

- Two garage lighting fixtures have been replaced in the garage already, and the Board wanted pricing and rebate options to replace all the garage lights. 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.
- Tony Shirazi, a painter from Denver that Virginia has worked with, has submitted pricing to refinish the large common area "grill" deck and exterior unit doors. The deck was priced at \$10,500 and doors at about \$100 each. Virginia will work on getting a comprehensive bid, and the board would like to move forward with the painting/staining in the summer.

## **VII. NEW BUSINESS**

- 2018 projects were reviewed based on the MMC. Carpet replacement is scheduled, the Board will assess if it's necessary. Carpeted mats were suggested to decrease wear and mess when people exit the elevators. The Board asked SRG to order four mats that match the softer carpeted ones in the Great Room.

- There have been tires stored in the electrical room that haven't been claimed for months. The Board asked SRG to donate or dispose of them.
- The catwalks outside of 2625 were dirty due to their recent construction project. Aaron will inspect to see if it's been cleaned yet. If not, he will clean it and SRG will bill the homeowner per Board direction.
- The snow has been shoveled on the sidewalks leading to the bike path. The Board doesn't want these cleared, since it leads skiers and snowboarders directly to the Great Room where ski/snowboard gear is not allowed. Aaron has talked with the snow shovelers and will continue to supervise.
- 2611 requested approval for a smart lock installation. After review, the Board approved the request provided they follow all rules.
- The Conflict of Interest Policy and an annual Management Company Fee Disclosure were reviewed.
- The gas rate lock lapsed October 31, 2017. Tiger Gas has proposed a two year lock rate of \$2.90 per dth. The Board approved locking in for another two years at the current rate.

#### **VIII. NEXT MEETING DATE**

The next meeting will be May 25<sup>th</sup>. The walk through will start at 2pm and the board meeting will immediately follow. All other meetings will be moved to 3pm instead of 4pm. SRG will add "tree assessment" and "2627 Deck Drainage" to the walk through agenda.

#### **IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:07 pm.

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

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