

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 17, 2017**

I. CALL TO ORDER

The meeting was called to order at 2:31 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 November 3, 2016 Board Meeting were reviewed. A motion was made to approve the November 3, 2016 meeting minutes as amended. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year End Financials

January 31, 2017 close balance sheet reports:

\$60,695 in Operating
\$187,219 in Reserves

January 31, 2017 P & L vs budget reports \$105,093 of actual expenditures vs. \$111,060 of budgeted expenditures. An underage of \$5,967.

Areas of significant variance include:

621- Insurance: \$1,592 Under
666- Snow Removal: \$3,072 Over
6669- Security: \$1,194 Under
671- General Building Maintenance: \$3,839 Under
672- Plumbing and Heating: \$1,765 Under

A/R: All dues current, we are following up with 6 units that owe small balances (\$100 or less)

MMC Review - 2017

(Legal Sheet Attached)

- o Staining \$131,000
- o Roofs \$6,000

- Hallway Carpet \$12,041 – Virginia will take a look at it and start talking with contractors.
- Hot Tub Boilers \$5,076
- Mechanical \$7,922 (New boiler control modules)- Eric would like to meet with Don from Breckenridge Mechanical on why we would need these.
- Hot Water Tank \$91,803

V. MANAGING AGENT'S REPORT

Completed Items

- Roof snow and ice removal
- Two blinds replaced in 2662 due to roof leak
- Couch removed from garage
- Dumpster enclosure repaired (will need permanent fix this summer)
- 5 year elevator inspection
- Hot tub leak repair
- Spa boiler repairs
- Garage door repairs- two bottom panels replaced
- Pinhole leak repairs
- Hot tub gate repair
- Garage swept
- New signs ordered- need installed

Boilers/mechanicals

Repairs completed:

- Quarterly boiler maintenance
- Boiler pump repairs
- Heating pump seal replacement

Repairs pending/suggested:

- \$7,922 New boiler control modules

Leaks

- 2626 –Pinhole leak in unit above (2646)
- 2646 – Pinhole leak
- 2664 – Roof Leak – Turner Morris cleared roof 1/19/17.
- 2627 – Intermittent leak, no source determined yet. We are monitoring. The owner came down to give the Board more detail on the roof. SRG and the board believes it was caused by ice build up and should not be a problem again this winter.
- 2666 – Roof leak, Turner Morris removed snow on 2/3/17.
- 2602 – Small leak, will monitor

VI. Ratify Board Actions Via email

There were no actions via email to ratify at this time.

VII. OLD BUSINESS

- Saflok Uniformity – The board decided to change out all the faceplates and handles of Safloks that were a different color than a dark bronze

- Luggage Carts- Eric will order a new wheel for the luggage carts. The Board would like to purchase two more carts and retire the worst ones. Katie will send pricing to the Board.
- Cleanliness of Common Areas – Eric stated that the common areas, especially in the garage, needed more attention. SRG will ensure the common areas are kept clean and pristine.
- Trash Enclosure Repair – The repair for the enclosure will be completed this spring when the ground thaws.
- Hot Tub Equipment – The boiler has been working well, but SRG will monitor. The autofills were assessed and found that the sensors have not been installed, so they do not work. When Tenderfoot revamps the spas this should be fixed.
- CD Amounts – After assessing the current interest rate amounts, the board decided against opening a CD.
- Keystone Owners' Association – Eric would like to join the KOA so that Tenderfoot is kept abreast of current events and developments around Keystone. Membership is \$250 per year, Katie will get information from the KOA on joining.

VIII. NEW BUSINESS

- Re-stain Project Update and Action Items – SRG will send a reminder to owners regarding the re-staining of the Lodge. The staining will start in mid-June and last until the end of July (weather dependent)
- Deck Repair- A homeowner asked Stu about deck repair and maintenance responsibility. Eric informed him that as of right now, the HOA is repairing the decks when there is a safety or liability issue.
- Resort Internet – Virginia said that sometimes the internet is very slow, especially when the Lodge has high occupancy. SRG will get pricing on increasing the bandwidth.
- TFL Owners Summer BBQ – Stu will arrange for an owners' BBQ on August 12th at 4pm. SRG will send out a save the date.
- Triathlon Update – The triathlon will be on September 9, 2017 this year, same date as the annual meeting. SRG will remind homeowners.
- Bike path snow removal – The Board asked that SRG doesn't shovel the pathways up to the lobby during the winter. Hopefully this will persuade those in ski boots to go around the building and not through the lobby.

IX. NEXT MEETING DATE

The next meeting will be May 19th. The board will meet with George from George's Complete Pool and Spa at 1pm and meet after a walk through around the property.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 4:55 pm.

Approved By: _____
Board Member Signature

Date: _____