

**TENDERFOOT LODGE
HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
September 12, 2015**

CALL TO ORDER

The Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 12, 2015 in the Tenderfoot Lodge Great Room. The meeting was called to order at 9:45 A.M.

Board members present were:

Eric Geis- 2602/ 2623
Gary Johnson- 2650
Virginia Johnson- 2661

Owners present were:

Kimberly Nelms- 2601
Greg Chatterton- 2604
William Fornia- 2608
Robert Freedman- 2618
Allen Goldberg- 2620
Roger Shakely- 2649
Todd Jagger- 2657
Hetti Geis – 2602/ 2623

Mindy Seigel/ Terry Switzer- 2627, 2635, 2654
Daniel Feldman- 2630
Rick Limas- 2634
Heidi McClure- 2636
Cindy Alexander- 2644
Philip Varley- 2652
Linda Johnson- 2650
Wayne Johnson - 2661

Units represented by proxy were:

Leah Hill – 2609
Brian Elliot – 2612
Thomas Shickel – 2621
William Law – 2624
Vince Westmark – 2631
James Novak – 2642
Don Tuthill – 2656
Mary Scheifley – 2660
Ross Livengood – 2667
Jay Andrews – 2670
John Shoemaker – 2676

Stephen Annest – 2611
Michelle Reding – 2616
Nancy Field – 2624
Gary Meints – 2628
Blaine Worley – 2641
Dave Mansen – 2651
James Hentz – 2659
Joe Pedicini – 2666
Jayne Timmerman – 2668
Rodney Muller – 2673

Representing Summit Resort Group were Kevin Lovett, Michael Kellett, and Site Manager Aaron Hofmeister

PROOF OF NOTICE

Notice of the meeting was sent on August 12th 2015.

DETERMINATION OF QUORUM

Pursuant to the Bylaws, the representation of thirty-three percent (24 units) is required to constitute a quorum. With 19 units represented in person and 22 by proxy, a quorum was confirmed.

APPROVAL OF MINUTES

Rob Freedman made a motion to approve the minutes from the September 13th 2014 Annual Meeting. Linda Johnson seconded the motion and with all in favor, the motion carried.

PRESIDENTS REPORT

Board President Eric Geis introduced Summit Resort Group as the new Property Management team for Tenderfoot Lodge. In addition, the following items were reviewed;

1. The heat exchanger issue was discussed. A new exchanger is being custom built for the system with an expected installation of early, to mid-October. The Board is gathering information regarding the 3 major components of the mechanical system with a focus on cost to replace items that may fail, and what system is best suited for the property.
2. Maintenance projects at the property were reviewed including, staining of the building, outdoor stairwells, courtyard patio, catwalk touch-up, and garage drywall paint & repairs.
3. Landscaping improvements were reviewed. Stones were added to designated areas in the courtyard. Mulching shrubs and weeding was completed. Trees, shrubs, and bushes around the entire property were trimmed.
4. Sloped roofing repairs are scheduled to be completed.
5. Virginia reported that pin-hole leak issues were reviewed. Last Fall, Domestic hot water re-circulation lines were re-piped to adequately handle the amount of volume/pressure the re-circ system generates. In turn, the pin holes leaks problem seem to have been resolved, although some previous generated pin holes may still appear in the future, and hot water flow to all units has been improved.
6. Eric commented on the Budget and that as the building ages, additional maintenance and upkeep is required and there is a need to accrue for major maintenance reserve expenses.
7. Owners were reminded that only Owners are permitted to have pets (renters, guests and tenants are not permitted to have pets) and fines have and will be assessed to those owners violating the rules.

TREASURERS REPORT

The following financial report was reviewed by the board and owners;

July 31st, 2015 close financials report \$44,241.23 in the Operating account, \$153,611.88 in the Reserve account, and \$57,575.35 in the CD account.

July 31st, 2015 Income statement reports \$276,931 of actual expenditures vs \$282,527 of budgeted expenditures resulting in an operating expense underage of \$5,595 year to date.

The 2015-16 Operating budget was proposed with a 3% increase to total dues. The 3% increase is broken down to:

- \$6,111 increase to annual operating account funding
- \$5,791 increase to annual reserve account funding

Upon review of the 2015-16 Operating budget, Todd Jagger moved to approve the

proposed budget with a 3% increase to total dues. Rob Freedman seconded the motion and with all in favor, the motion carried.

MANAGING AGENTS REPORT

Kevin Lovett reported on the following managing agents report items.

The following items were reported as complete;

Management Transition

1. Fiscal Transition items
2. Administrative Transition items
3. Physical Site Transition items

Site maintenance items (in addition to routine cleaning and maintenance items)

1. New Adirondack chairs built and placed
2. Door stops installed in elevator rooms
3. Garage cleaning
4. Painting, extensive touch up
5. Unit deck railing wood replacements (on going)
6. Elevator vestibule tile repairs
7. Garage key pad post replacement
8. Window washing
9. Screen repairs
10. Common area carpet clean

Landscape items

1. Bush trimming (on going)
2. Tree spraying
3. Mulch addition to front bed
4. Flowers maintained

Hot tub items

1. Sand filter repairs
2. Auto fill repairs

Major projects completed

1. Elevator door sensors replaced
2. Boiler/ Mechanical items to include:
 - Heating system
 - a. Motor rebuild
 - b. Pump seal kit replace
 - c. Parking garage ceiling, leaky valve replace and leaking seals replaced

Domestic water

- a. Aqua stat sensor replaced
- b. Check valve replaced
- c. Water heater drained, heat exchanger flushed and cleaned
- d. Supply lines labeled

Painting / Staining:

1. Mountain Side ground floor unit decks
2. Mountain siding sections
3. Metal stairwells
4. Garage drywall
5. Dumpster enclosure
6. Exterior common deck
7. Stone repairs at entry, retaining wall block work

Administrative items (In addition to the routine administrative items)

8. Elevator maintenance agreement renewal
9. Gas rate negotiated, locked in lower rate

Pending items

1. Roof, seasonal repairs (inspection completed)
2. Dryer vent and fireplace cleaning and inspection
3. Boiler & Mechanical items planned:
 - a. Heat exchanger replacement
 - b. Flushing of all plumbing lines (domestic and heating)
 - c. Glycol addition

Summit Resort Group will send notice to owners of water shut-off during this maintenance.

OLD BUSINESS/ OTHER MATTERS

The following Old Business/ Other Matters items were reviewed;

1. It was noted that security services are provided for the property for “high traffic” periods and holidays.
2. Adding video surveillance to property has been investigated by the board. The Board will continue to investigate options for video surveillance on the property.
3. Access to the Ski Run Lodge pool for Tenderfoot Lodge residents has been requested by the Tenderfoot Lodge HOA. At this time Ski Run Lodge has denied the request for security and liability reasons.
4. The Board discussed the importance of having a mat under all grills as it protects the decks, and the units below from debris that may fall from a grill. Units with grills are required to have mat installed by November 1st 2015. Summit Resort Group will purchase and install a mat to any grill lacking a mat after November 1st and bill the owner.

NEW BUSINESS

The following new business items were reviewed;

1. Owners were encouraged to retrieve keys from their renters, as these keys can access the property beyond the renters concluded stay, and could cause access and security issues.
2. Units that are managed by an individual rental management company must provide keys or code to Summit Resort Group for its immediate and continuous

- access to all unit. This is an important general and fire safety measure.
3. The HOA has provided Rules and Regulations to all units.
 4. Saflok system batteries were discussed. The batteries are replaced on a 2 year cycle by the HOA.
 5. Fireplace cleaning & inspection and Dryer vent cleaning & inspection will be completed this Fall. Fireplace service is \$55 and Dryer vent service is \$45. This is mandatory for all owners, unless documentation showing it has been completed within the last 24 months by a licensed contractor is provided to Summit Resort Group.
 6. The garage door code will be changed, effective November 1st. Notice, along with the new code, will be sent to owners on October 15th.

OWNERS FORUM

The following owner requests were reviewed;

1. Changing the internet password was discussed. At this time the password will remain unchanged.
2. Changing the Annual Meeting date was discussed. The current weekend (second weekend in September) will remain the same for next year's Annual HOA meeting.
3. The hot-tub covers were discussed. The general life expectancy of the covers is estimated to be 2 years. The Board informed that the covers will be replaced.
4. Violations of hot-tub use was discussed. After hour hot tub use violations have occurred on the property. Owners are encouraged to call the police in these situations.
5. Additional lock boxes installed on the outside of units are common. Moving forward, it is required that these lock boxes be uniform.

ELECTION OF DIRECTORS

The term of Gary Johnson expired and he indicated he would be willing to run again. There were no other nominations. A motion was made to elect Gary Johnson for another three-year term. The motion was seconded and with all in favor, the motion carried.

NEXT MEETING DATE

The next Annual Meeting will be held September 10th, 2015.

ADJOURNMENT

With no further business at 11:40am, the meeting was adjourned.