

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 23, 2017**

I. CALL TO ORDER

The meeting was called to order at 3:26 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 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 February 17, 2017 Board Meeting were reviewed. A motion was made to approve the February 17, 2017 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year End Financials

April 30, 2017 close balance sheet reports:

\$50,281 in Operating
\$206,378 in Reserves

April 30, 2017 P & L vs budget reports \$187,188 of actual expenditures vs. \$200,081 of budgeted expenditures. An underage of \$12,893.

Areas of significant variance include:

621- Insurance: \$2,833 Under
658 Natural Gas: \$1,217 Under
666- Snow Removal: \$4,560 Over
669- Security: \$3,063 Under
671- General Building Maintenance: \$6,389 Under
672- Plumbing and Heating: \$3,659 Under
677 Spa Repairs and Maint: \$1,104 under
681 Supplies and materials: \$1,222 over

All dues are current.

MMC Review - 2017

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

- Hallway Carpet \$12,041 – The board agreed to push this out a year. SRG will get bids for carpeting though for budgetary figures.
- Hot Tub Boilers \$5,076 – The Board approved the bid for \$3,500 from George's Complete Pool and Spa's bid to replace the heater for the North tub.
- Mechanical \$7,922 (New boiler control modules)
- Hot Water Tank \$91,803

V. MANAGING AGENT'S REPORT

Completed Items

- Roof snow and ice removal
- Common area door repair
- Dumpster enclosure repair
- Garage access door and elevator area painting
- Toilet flapper in lobby bathroom replaced
- Joined KOA
- Gutter and heat tape installed above Great Room entry
- Repaired hot tub leaks

Pending Items

- Replace Saflok handle covers

Boilers/mechanicals

Repairs completed:

- Quarterly boiler maintenance
- Heating pump seal replacement

Repairs pending/suggested:

- \$7,922 New boiler control modules
- Leak on main water line in garage (repair scheduled Monday)

Leaks

5/23/17- 2637, roof leak in living room window in corner

3/20/2017 – 2661, roof leak in guest room above window. Will need drywall and carpentry repairs, and new blinds

2/24/2017 – 2609, pinhole leak in laundry closet at base, to the left of washer/dryer. Leak on T from main circulation pipe, the 'T' failed

VI. Ratify Board Actions Via email

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

VII. OLD BUSINESS

- Hot water tanks – Aaron noted that only one tank has been running since Tenderfoot has had low occupancy, and no complaints have been received.
- Hot tubs – SRG will talk with George to get an estimate to tidy up the mechanical room.
- Exterior Staining
 - The board asked SRG to remind owners of the staining project.
 - Grill, gas and propane storage will be allowed in the garage, near the ski tuning bench
 - Color sample approval meeting: June 12-16th. SRG will set the date with DR Custom painting and the Board members.

- The Board would also like a quote from DR Custom for painting the hallways and stairwells.
 - The Board would like an estimate from DR Custom to refinish the exterior doors.
- Hallway carpet will not be replaced this year. SRG will get a quote on replacement and also several carpet cleaning bids.

VIII. NEW BUSINESS

- A lock change policy was discussed. Eric proposed using a deadbolt system and disabling the Saflok door knobs to only use as a pass-through handle. The proposed dead bolt can be used with or without Wi-Fi and will complement the existing Safloks. The Board decided to order two locks and have them installed at the owner's expense, with a 60-day review period before finalizing the policy.
- The Insurance to Value Report was reviewed as follows:
 - Current ITV: \$160
 - Suggested ITV: \$235
 - Increased annual premium: \$5,302, prorated: \$4,634There was a motion to approve the increased insurance values as recommended in the report. The motion was seconded and carried with all in favor.
- A service dog policy was reviewed and discussed. The board will consider adopting a service dog policy as provided by the KOA.
- It was noted that there won't be a triathlon this year, so the annual meeting will not be affected.
- Eric will do a walk through of Tenderfoot to assess any trees that may need removal.

IX. NEXT MEETING DATE

The next meeting will be July 26th at 3pm at Summit Resort Group.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 5:01 pm.

Approved By: _____

Board Member Signature

Date: _____