

The Lodge at Riverbend Board Meeting Minutes
November 22, 2016

I. Call to Order

The meeting was called to order at 10:00 am. Board members present were Jeff Ogren, Gerri Walsh and Dennis Longhofer. Representing Summit Resort Group were Deb Borel, Kevin Lovett, and site manager, Matt Vigil.

II. Introductions / Owners Forum

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

III. Approval of Minutes

The Board reviewed the minutes from the April 28, 2016 and August 8, 2016 Board meetings. **Dennis made a motion to approve the minutes for the April 28, 2016 meeting as presented. Jeff seconded and the motion carried. Gerri made a motion to approve the minutes from the August 8, 2016 meeting as presented. Jeff seconded and the motion carried.**

IV. Financials

- October 31, 2016 close financials report that The Lodge at Riverbend account balances are as follows:
 - \$20,048.36 in the Alpine Operating
 - \$27,900.03 in the Alpine Reserve Money Market Account
 - \$ 5,103.51 in the Alpine CD – expires 5/15/17
 - \$55,622.19 in the Alpine CD – expires 7/28/18
 - October 2016 P & L Reports that the association is \$239.57 over budget in Operating expenses. This overage is due to the dumpster enclosure garage door repairs.
 - Variances were reviewed.
 - All owners are current with dues.
 - As of October 2016 close, all Reserve contributions are current.
 - The Board approved the financials as presented.

V. Managing Agents Report- Deb Borel reported on the following:
Complete Items

- Power washed garage
- Repaired drywall on pillar in garage
- Walked around complex with snow removal contractor to confirm scope of work
- Glass on porch entry door was replaced
- Repaired hallway door into stairs – **Dennis made a motion to hire BW Enterprises (Shawn) to inspect all common area doors and make sure they are closing properly. Jeff seconded and the motion carried.**
- Concrete with heat tape installed

- Electrical work for mechanical room to dumpster enclosure complete
- Steamed carpet to determine if the roll crush would disappear. (expensed by Blue River Flooring) After steaming, the Board is pleased with the outcome. Hallways will be vacuumed twice weekly.
- Timer installation on the roof heat tape complete.

Report Items

- SRG continues to monitor ice build-up on the building and remove when necessary
- SRG continues to monitor parking spot 207 for ground water seepage.
- Continued monitoring of drywall in garage and shovel when necessary

Pending Items

- Building weatherproofing bid is pending
- Roof replacement bids
- Concrete heat tape repair

VI. Motions via Email

Jeff made a motion to approve the following actions via email:

- 5/24/16 – Buried irrigation to flower beds approved
- 6/7/16 – So not water flower sign approved
- 9/20/16 – Reversal of Rules change approved
- 10/6/16 – Lock on outside closet request approved
- 10/10/16 – Electric work for concrete heat tape approved
- 10/12/16 – Timer installation on heat tape approved
- 10/18/16 – Garage light replacement approved

Gerri seconded and the motion carried.

VII. Old Business

- A. Carpet Warranty – The Board is pleased with the outcome of the carpet installation.

VIII. New Business

- A. Hallway Picture Guidelines – This will be placed on the agenda for discussion at the Annual meeting. If Owners would like to create a sub-committee for this scope, one will be appointed from Owners present at the HOA meeting.
- B. LED Lights in units – In an effort to save utility costs, the Board discussed installing LED lights in all units. This will be placed on the agenda for discussion at the Annual Meeting.
- C. Garage LED Lights – SRG will obtain a bid to change all lights in the garage to LED.
- D. Trailer – Trailer parking will be placed on the agenda for discussion at the Annual Meeting.
- E. In unit inspection of windows and door seals – This will be discussed at the Annual Meeting.
- F. The door stop on the door that leads from the stairwell into the garage will be removed.

IX. Next Board Meeting Date

The Board will meet in April 2017. SRG will poll the Board for a date as April approaches.

X. Adjournment

With no further business, Jeff made a motion to adjourn at 11:00 am. Dennis seconded and the motion carried.

Approved by: _____ Date: _____