

The Lodge at Riverbend Board Meeting Minutes
December 13, 2018

I. Call to Order

The meeting was called to order at 1:03 pm. Board members present were Eileen Huff (via telephone), Gerri Walsh, Jack Wilkinson and Dennis Longhofer. Representing Summit Resort Group were Deb Borel and Matt Vigil.

II. Introductions / Owners Forum

It was noted that no owners, other than board members, were present. Notice of meeting was posted on the website.

III. Approval of Minutes

The Board reviewed and approved the minutes from the September 4 and September 8, 2018 Board meetings via email. This will be ratified under section VI. The annual meeting minutes were included in the packet for review. They will be approved at the 2019 annual meeting.

IV. Financials

A. October 31, 2018 close financials report that The Lodge at Riverbend account balances are as follows:

- \$21,137.12 in the Alpine Operating
- \$37,113.84 in the Alpine Reserve Money Market Account
- \$61,126.32 in the Edward Jones CD – expires 12/28/18
- October 2018 P & L Reports that the Association is \$411.25 over budget in Operating expenses.
- All owners are current with dues.
- As of October 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

- Irrigation blow out is complete
- Staining of the west side of the building as well as all deck handrails is complete
- Hot tub repair is complete
- The CD is in place with Edward Jones
- Bench was moved to its winter location
- Moved pet station onto the dumpster enclosure

Pending Items

- Carpet install under warranty is pending
- Garage dry wall is pending
- Reserve Study is pending
- Bid to replace all common area hardware bid is pending
- Concrete under the hot tub on the hot tub deck is pending. This will stay on the Managing Agents report until the work is complete.

Report Items

- Annual window cleaning will take place in July 2019
- Continued monitoring of garage parking spot 207 for water seepage.
- The hot tub continues to work well. SRG will keep an eye on it and report any necessary repairs to the Board.
- Cost to upgrade Comcast is an extra \$8 per unit per month – this will be considered when the 2019-20 budget is drafted.
- Roof inspection will take place in the spring to determine life expectancy. Criterium Cona Engineering will be asked for a bid to complete this inspection.
- Steve Prosis from Summit County Environmental Health reports that to keep a non-commercial hot tub, the HOA would be required to revise the Declaration to state that rentals for less than 30 consecutive days are not permitted in the HOA. Jack will look further into this requirement and report to the board.
- The bid to complete the drywall work in the garage ceiling is \$1,800. This would be only to the pole just before the mechanical room. The work would be completed with a mesh tape instead of a paper tape. This topic will be placed on the agenda for the meeting in April.
- There is a short in the concrete heat tape. Sanchez Builders will repair it.

VI. Motions via Email

Dennis made a motion to approve the following motions via email that have taken place since the last meeting:

- 09/20/18 – Approval of both sets of minutes from September
- 10/03/18 – HOA to pay for open pipe on deed restricted unit
- 10/16/18 – Approval of hot tub repair
- 11/18/18 – Approval of Level 2 Reserve Study

Gerri seconded, and the motion carried.

VII. Old Business

- A. Carpet Repairs – Gerri will call Robert from Blue River Flooring to determine if he will complete the carpet replacement under warranty as promised. Gerri will update the board after she has reached out to Robert. If Robert refuses to warranty his work, the carpet will be removed from the clubhouse and placed in the hallway. Another flooring will be placed in the clubhouse.
- B. Drywall Repair in Garage – reported above
- C. Reserve Study – Western Reserve Study is working on this. SRG will send the deposit check.
- D. Commercial Hot Tub Engineer Bid – Criterium Cona Engineers provided a bid to complete this. The board agreed to hold off on this until the hot tub is no longer usable. At that point, they will consider it.
- E. Recycling Costs – To add recycling would cost \$55.93 additional per month. The board discussed this cost and agreed that it would not be added. It was noted that often, recycling was placed into the dumpster due to contamination.

VIII. New Business

- A. Drainage in Garage on Parking Lot Side of Building – Deb explained that the gutter, heat tape and downspout system on the parking lot side of the building is not working properly. This is causing the water to back up into the garage, forming icicles, as well as on the wall of the building. Gerri made a motion to hire Sanchez

Builders to replace the heat tape and repair the gutter / downspout system, for a cost of around \$1,500. Jack seconded, and the motion carried.

IX. Next Board Meeting Date

The Board will meet in April 2019. SRG will poll the board for a date in March 2019.

X. Adjournment

With no further business, at 1:47 pm Jack made a motion to adjourn. Dennis seconded, and the motion carried.

Approved by: _____ Date: _____