

The Lodge at Riverbend Board Meeting Minutes
December 17, 2015

I. Call to Order

The meeting was called to order at 1:00 pm. Board members in attendance were Jeff Ogren, Dennis Longhofer, and Gerri Walsh. Representing Summit Resort Group were Deb Borel, Kevin Lovett and site manager, Johnathan Dunn.

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 July 23, 2015 and August 1, 2015 Board meetings. Gerri made a motion to approve both sets of minutes as presented. Jeff seconded and the motion carried.

IV. Financials

A. November 2015 close financials report that The Lodge at Riverbend account balances are as follows:

- \$21,263.14 in the Alpine Operating
- \$37,404.22 in the Alpine Reserve Money Market Account
- \$ 5,075.54 in the Alpine CD – expires 5/15/17
- \$55,368.08 in the Alpine CD – expires 7/28/18
- November 2015 P & L Reports that the association is \$235.65 over budget in Operating expenses.
- Variances were reviewed. It was noted that the major overage is due to the elevator expenses incurred due to the motherboard failure.
- As of November 2015 close, all Reserve contributions are current.
- All owners are current with dues.
- The Board approved the financials as presented.

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

A. Complete Items

- Repaired drywall in the garage – SRG will monitor this repair and shovel around this area when it snows.
- Necessary staining is complete.
- Placed additional rubber mats in the hot tub room.
- Boiler repairs that were required by the Department of Labor and Employment are complete.
- Fire sprinkler repairs are complete.
- Snow removal contractor is in place (Alpine Specialties) – The monthly fee for The Creek Master HOA is \$1,100 for unlimited plows. Any additional haul off work or snow removal will be billed hourly. Board

members or owners are asked to call Deb or Kevin at SRG if the Lodge at Riverbend parking lot needs to be plowed.

- Tax returns filed and nothing is owed.
- Squatter has been removed from the complex.
- Elevator repairs are complete.
- Sign to stay off snow pile has been placed.

B. Pending Items

- Bid to address cracks in the garage concrete floor is pending.
- Drywall tape on ceiling is pending warmer weather. The bill will be sent to Dennis.

C. Report Items

- SRG will continue to monitor ice buildup on building and it will be removed when necessary.
- SRG continues to monitor parking spot 207 for ground water seepage.
- George from Premier reports that no back up equipment is necessary for the boiler room. If George is not available for an emergency repair, All Phases Plumbing will be called as back up.

VI. Motions via Email
None

VII. Old Business
No Old Business was discussed.

VIII. New Business
A. The Board expressed their appreciation for Johnathan for his work at the complex.

IX. Next Meeting Date
A. The Board will be polled in late March for an April Board meeting date.

X. Adjournment
At 1:29 pm, the meeting was adjourned with a motion by Gerri, a second by Dennis, and all in favor.

Approved by: _____ Date: _____