

The Lodge at Riverbend Board Meeting Minutes  
March 20, 2019

I. Call to Order

The meeting was called to order at 2:05 pm. Board members present were Gerri Walsh, Jack Wilkinson, Eileen Huff and Dennis Longhofer (via telephone). Representing Summit Resort Group were Deb Borel and site manager, Matt Vigil.

II. Introductions / Owners Forum

Owner Penny Longhofer was present via telephone. Notice of meeting was posted on the website.

III. Approval of Minutes

The Board reviewed and approved the minutes from the December 13, 2018 Board meeting via email. This will be ratified under section VI.

IV. Financials

A. January 31, 2019 close financials report that The Lodge at Riverbend account balances are as follows:

- \$14,676.0 in the Alpine Operating
- \$39,874.96 in the Alpine Reserve Money Market Account
- \$61,126.32 in the Edward Jones CD – expires 6/15/19
- January 2019 P & L Reports that the Association is \$2,414.26 over budget in Operating expenses. This is mainly due to the gutter repairs that were done on the parking lot side of the building. The hot tub account is also over budget due to the circuit board replacement.
- All owners are current with dues.
- As of September 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

- Replaced auto air vent in the boiler room
- Ace Sewer and Drain snaked the stack of 103/203. Waste water was filling 103's tub
- Repaired hot tub leak on neck pillows
- Replaced expansion tank in the boiler room

Pending Items

- Hot tub floor concrete repair is pending. This will be completed when the hot tub is replaced.
- Bid to replace door hardware is pending. Deb will remind Brian Waite that LRB would like this bid.
- The door on the dumpster enclosure as well as the deck door need to be repaired so that they will shut properly. Matt will try to fix these and if he cannot, SRG will hire someone to repair them.
- In the summer, the ceiling in the garage will be repaired.

## Report Items

- SRG will continue to monitor ice buildup on building and remove it when necessary
- SRG continues to monitor parking spot 207 for ground water seepage
- Continued monitoring the drywall in garage and shovel snow as necessary
- The ceiling of ski closet of unit 201 has fallen again due to excessive snow and water seeping into the garage. SRG will hire someone to weatherproof that area so it will not happen again. Eileen will see if hers is damaged.
- The dumpster area concrete and heat tape will be replaced under warranty since the heat does not work.

## VI. Motions via Email

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

- i. 12/14/18 – Approval of December minutes
- ii. 12/14/18 – Tax Return Approval
- iii. 12/20/18 – LRB 3-month CD Approved
- iv. 02/01/19 – Expansion Tank Replacement Approved
- v. 03/08/19 – Insurance Renewal Approval with Farmers

Gerri seconded and the motion carried.

## VII. Old Business

- A. Roof Inspection and Evaluation – Jack made a motion to hire Criterium Engineering to review the Turner Morris roof report and provide a life expectancy for the roof. Eileen seconded, and the motion carried.
- B. Reserve Study – SRG will let Steve Bennington know that the Board would like to proceed with the reserve study and include replacing the hot tub with a household one at a cost of approximately \$45,750.
- C. Window Washing – the cost will be \$450, not including the balcony doors – The board agreed that balcony doors would not be done.
- D. Carpet – Gerri will touch base with Robert regarding this. There is also a seam problem at the entrance door from the hot tub on the second floor.

## VIII. New Business

### A. Annual Disclosures

- HB 1254 – Per Colorado legislation, SRG presented the annual Management Fee Disclosure to the Board.
- 2019 Disclosure – it was noted that the Annual Disclosure of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA's website

### B. 2019 Capital Projects

- Concrete Repairs - \$3,280 allocated (this will be completed when necessary)
- Mechanical Room Boiler - \$4,000 allocated
- Water Heater - \$4,900 allocated
- Painting of South Side - \$7,100 allocated (DR Custom will be hired for this)

- Painting of Railings - \$6,550 allocated (if there are any that have not been done, they will be done this summer)
  - Reserve Study - \$1,625 allocated
  - Siding - \$13,853 allocated (This will be done where needed)
  - Hot Tub Replacement - \$40,000
- C. Elevator – The board reviewed proposals from Schindler, Peak and Otis. After reviewing the bids, Eileen made a motion to hire Peak Elevator to begin providing the elevator service beginning October 1, 2019 for a two-year contract. Gerri seconded, and the motion carried.
- D. Snow Removal – LRB owners should call SRG if they have issues with the snow removal.
- E. SRG will call the Police department and ask if they can have the car on Streamside Drive towed. (481 West Main Partners)
- F. SRG will have a motion detector placed on the light on the porch.
- IX. Next Board Meeting Date  
The Board will meet in June 2019. SRG will poll the board in mid-May to set a date. Steve Bennington will be asked to attend.
- X. Adjournment  
With no further business, 3:30 pm Gerri made a motion to adjourn. Jack seconded and the motion carried.

Approved by:\_\_\_\_\_ Date:\_\_\_\_\_