

The Lodge at Riverbend Board Meeting Minutes  
April 12, 2017

I. Call to Order

The meeting was called to order at 10:00 am. Board members present in person were Jeff Ogren and Dennis Longhofer. Gerri Walsh was in attendance via teleconference. Representing Summit Resort Group were Deb Borel and Kevin Lovett.

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 November 22, 2016 Board meeting. Gerri made a motion to approve the minutes as presented. Jeff seconded and the motion carried.

IV. Financials

A. February 28, 2017 close financials report that The Lodge at Riverbend account balances are as follows:

- \$14,485.03 in the Alpine Operating
- \$26,093.78 in the Alpine Reserve Money Market Account
- \$ 5,113.82 in the Alpine CD – expires 5/15/17 – Dennis made a motion to place \$5,000 into a one-year CD with Alpine Bank when this one expires. Jeff seconded and the motion carried.
- \$55,715.78 in the Alpine CD – expires 7/28/18
- February 2017 P & L Reports that the Association is \$4,414.12 over budget in Operating expenses.
- Variances were reviewed.
  - General Building Maintenance - \$2,565.74 over budget (this is mainly due to roof snow and ice removal)
  - Elevator - \$1,513.54 over budget (this is the expense from Otis on New Year's Eve after hours that someone was stuck in the elevator) Jeff made a motion for SRG will obtain a bid from Schindler for services. Dennis seconded and the motion carried.
- All owners are current with dues.
- As of February close, all Reserve contributions are current.
- The Board approved the financials as presented.

B. Capital Plan – The Board discussed the capital projects that are scheduled for 2017 as follows:

- Asphalt crack fill and seal coat - \$1,877 allocated
- Concrete for sidewalks - \$2,000 allocated
- Water Heater replacement - \$4,900 allocated
- Exterior Trim Painting - \$9,937 allocated

- Hot tub replacement - \$40,000 allocated

The Board will complete a walk around to determine items that are necessary and inform SRG. Items that are not necessary this year will be extended to next year on the capital plan.

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

Complete Items

- Fire extinguisher inspections complete
- Fire alarm testing and inspection complete
- Repaired a hole in the ceiling on the third floor that was created when the sprinkler was replaced.
- Removed the door stop on the stairway door into the garage
- All doors in the building have been adjusted. The one on the dumpster enclosure will also be adjusted.
- The gutter on the parking lot side of the building has been repaired.
- SRG obtained a roof replacement bid from Turner Morris. The bid did not include the asphalt portion of the roof. Turner Morris will be asked to provide an approximate life span as well as a cost to replace the shingles.

Pending Items

- Building weatherproofing bid is pending
- Concrete heat tape repair is pending.
- Fire extinguisher box by the back door in the garage is pending. The cover is on order.
- Garage Power wash is pending

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

VI. Motions via Email

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

- 12/2/16 – Fire Panel Replacement approved
- 12/11/16 – Jill Meola remodel request approved
- 12/12/16 – 2015-16 tax return approved
- 1/20/17 – Matt gift certificate for Christmas approved
- 3/10/17 – Insurance renewal for 2017-18 with Farmers approved

Dennis seconded and the motion carried.

VII. Old Business

There was no Old Business discussed

VIII. New Business

- A. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.

- B. The Board approved SRG's request to purchase a ladder for the HOA.
  - C. Garage Lights – The Board reviewed the bid from Alpenglow Electric to replace the ballasts in the garage with LED lights. Jeff made a motion to have Alpenglow Electric replace the remaining ballasts with LED bulbs. Dennis seconded and the motion carried. SRG will ask Alpenglow how much cost savings there should be with this upgrade.
  - D. Xcel History Comparison – The Board reviewed the energy costs for the last three years.
  - E. Jeff made a motion to replace the hot tub cover. Dennis seconded and the motion carried.
  - F. Gerri reported that her outside parking spot is deeded. Jeff does not have an inside parking spot, so at a past annual meeting, Owners present voted to provide him with an outside reserved parking spot.
  - G. Asphalt – The board reviewed a bid to crack fill and seal coat the asphalt. SRG will meet with the contractor to determine the necessity of this.
  - H. Comcast upgrade – The Board reviewed an upgrade proposal from Comcast. The additional services to include X1 Cable and upgraded Internet would cost an additional \$5 per unit per month. SRG will determine how many Owners pay for this upgraded service, and based on this information, the Board will decide whether the HOA will upgrade.
  - I. The hot tub floor concrete is deteriorating. Armando Sanchez will repair it at no cost to the HOA. The Board agreed that it will be repaired when the hot tub is replaced. For the time being, a rubber mat will be placed on the area.
  - J. LED lights in units – Jeff made a motion to send an email to all Owners informing them know that unless the Owner objects, the HOA will be placing LED flood lights in all units. If an owner is opposed to this, no LED lights will be placed in their unit. The email will be sent to the Board for approval prior to being sent to Owners. Dennis seconded and the motion carried.
  - K. There is drywall damage behind the refrigerator in the clubhouse. This will not be repaired now.
  - L. Landscaping – SRG will obtain a bid to have the landscape bed spruced up for the summer.
  - M. There has been a request to have a treadmill placed in the clubhouse. This request has been denied.
  - N. The Annual meeting will be held on August 5, 2017. Notice will be sent on July 5, 2017.
- IX. Next Board Meeting Date  
The Board will meet in July. SRG will poll the Board at the beginning of July to set a date.
- X. Adjournment  
With no further business, Gerri made a motion to adjourn at 11:30 am. Dennis seconded and the motion carried.

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