

The Lodge at Riverbend Board Meeting Minutes
April 28, 2016

I. Call to Order

The meeting was called to order at 11:00 am. Board members present in person were Jeff Ogren and Dennis Longhofer. Gerri Walsh was in attendance via teleconference. Representing Summit Resort Group in person 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 December 17, 2015 Board meeting. Jeff made a motion to approve the minutes as presented. Dennis seconded and the motion carried.

IV. Financials

A. March 31, 2016 close financials report that The Lodge at Riverbend account balances are as follows:

- \$14,238.20 in the Alpine Operating
- \$38,880.89 in the Alpine Reserve Money Market Account
- \$ 5,085.63 in the Alpine CD – expires 5/15/17
- \$55,459.73 in the Alpine CD – expires 7/28/18
- March 2016 P & L Reports that the association is \$2.21 under budget in Operating expenses.
- Variances were reviewed.
 - 668 Gas- \$1,664.62 under
 - 673 Elevator - \$1,650.51 over
- All owners are current with dues.
- As of March 2015 close, all Reserve contributions are current.
- The Board approved the financials as presented.

B. 2016-17 Proposed Budget – The Board reviewed the draft of the 2016-17 budget with no increase to dues proposed. Dennis made a motion to present the budget as presented to Owners at the Annual Meeting. Jeff seconded and the motion carried.

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

- Fire extinguisher inspections complete
- Fire alarm testing and inspection complete
- Repaired the vent on the east side of the building
- Removed ice on the sidewalk as necessary
- Moved snow pile around to create better drainage

- Placed sign on snow pile over flower bed asking people to stay off of it (Penny was thanked for making the sign)
- Repaired vent above the porch
- Placed lockbox on the elevator mechanical room doorjamb and placed required hinges on the door
- Repaired drywall on pillar in the garage
- Replaced two ballasts in the garage and replaced with LED lights
- Drywall tape on garage ceiling has been repaired

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.
- There is an irrigation pipe that has been pulled out of the ground on the west side of the building. Jeff reported that there is no operable irrigation on that side of the building.
- SRG will talk to Waste Management regarding the price breakdown between trash and recycle costs. SRG will pass the information along to the Board via email.
- Deb reported that SRG is responsible for the normal landscape maintenance at LRB. Greenscapes is hired to blow out the irrigation in the fall.
- SRG will remove the paper signs around the complex and replace with permanent ones.

Pending Items

- Building weatherproofing bid is pending
- Garage Power wash is pending

VI. Motions via Email

There have been no actions taken via email since the last Board meeting.

VII. Old Business

Concrete Floor in Garage – This will be discussed via email

VIII. New Business

A. 2016 Capital Projects

- Carpet Replacement – The Board reviewed a bid for common area carpet replacement. Dennis suggested obtaining a bid for carpet squares instead of roll carpet. SRG will get a bid for carpet squares and send it to the Board via email.
- Concrete Repair – The Board reviewed a bid for concrete repair by the dumpster enclosure. A heat blanket would be placed under the concrete to keep that area from icing up. Jeff made a motion to hire Sanchez Builders to complete the proposed work. Dennis seconded and the motion carried.
- Water Heater Replacement - \$4,900 allocated – This amount will be moved to next fiscal year if it is not needed this year.
- Common area interior painting – The Board reviewed bids for common area painting. This vote will be taken via email along with the carpet type.

- B. Review of House Rules – the Board reviewed the House Rules. Jeff made a motion to further clarify 6. B. by adding the following: “Any vehicle or trailer that is parked in the garage must fit within the stripes of the assigned parking spot”. Dennis seconded and the motion carried.
- C. Review of Governing Documents – After review of the Declaration, it was determined that special assessments are assessed per square foot of a unit and not at a flat rate.
- D. Common Area Door Seals – SRG will inventory the common area door glass seals and weather stripping to determine which ones need to be repaired / replaced. This will be discussed by the Board via email.
- E. Flower Bed Needs – Joy Warnick will be permitted to purchase additional hoses and flowers for the beds this summer. Jeff will discuss the budget with her. \$100 has been added to the proposed 2016-2017 Operating budget for landscaping.
- F. Foundation Weatherproofing – This will be tabled until the next Board meeting.
- G. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- H. Asphalt – SRG will determine the asphalt needs for LRB and the Creek for 2016. If needed, bids will be obtained for seal coat, crack fill and restripe.

IX. Next Board Meeting Date

The Board will meet following the Annual meeting on August 6, 2016.

X. Adjournment

With no further business, Gerri made a motion to adjourn at 12:00 pm. Dennis seconded and the motion carried.

Approved by:_____ Date:_____