

The Lodge at Riverbend Board Meeting Minutes
June 4, 2018

I. Call to Order

The meeting was called to order at 1:00 pm. Board members present were Jeff Ogren, Gerri Walsh and Dennis Longhofer. Representing Summit Resort Group were Deb Borel and Matt Vigil.

II. Introductions / Owners Forum

Owner Eileen Huff was present. Notice of meeting was posted on the website.

III. Approval of Minutes

The Board reviewed and approved the minutes from the April 10, 2018 Board meeting via email. This will be ratified under section VI.

IV. Financials

A. April 30, 2018 close financials report that The Lodge at Riverbend account balances are as follows:

- \$11,109.32 in the Alpine Operating
- \$40,841.43 in the Alpine Reserve Money Market Account
- \$ 5,011.48 in the Alpine CD – expires 5/15/18
- \$56,039.61 in the Alpine CD – expires 7/28/18
- April 2018 P & L Reports that the Association is \$3,354.63 under budget in Operating expenses.
- All owners are current with dues.
- As of April close, all Reserve contributions are current.
- The Board reviewed the capital plan.
- The Board approved the financials as presented.

B. SRG will obtain CD rates from Alpine Bank.

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

Complete Items

- Received an email from Armando stating the he will honor the repair of the hot tub floor when the tub is replaced. This warranty does not expire.
- Fire extinguishers have been inspected
- Light bulbs and batteries have been replaced in the emergency lights.
- Sent email update to owners. This will also be placed on the website.
- Planting of flowers in bed is complete. Hoses have also been laid, and irrigation is working properly.

Pending Items

- 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

- Blue River Flooring is not responding to phone calls, emails or text regarding the carpet replacement under warranty. SRG will have someone try to fix the carpet. There is extra carpet in the mechanical room that will be used if necessary.
- 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.

VI. Motions via Email

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

- 4/16/18 – Approval of Board meeting minutes from April 10, 2018
- 4/24/18 – Window washing will be added to the 2018-19 Budget

Gerri seconded and the motion carried.

VII. Old Business

- A. Adoption of Rules regarding Pets – Per the Adoption and Amendment Policy, the Board allowed a comment period from Owners and reviewed comments. Jeff made a motion to adopt the Revised Rules and Regulations. Dennis seconded and the motion carried. A complete set of Rules and Regulations will be sent to Owners and the effective date will be July 2, 2018. If there is a dog that is disturbing others in the building, Owners are asked to talk to the person with the dog, and if that does not solve the problem, they are asked to call SRG.
- B. Concrete Repairs – The Board reviewed a bid from Sanchez Builders for concrete repairs in the front of the building, as well as the back. SRG is waiting for another bid, and the vote will take place via email.

VIII. New Business

- A. Jeff is selling his unit and it closes on June 8, 2018. He resigned from the Board effective immediately. Jeff was thanked for his service on the Board. Jeff thanked SRG and the Board for their continued support. Gerri made a motion to appoint Eileen Huff to fulfill Jeff's term. Dennis seconded and the motion carried. An email will be sent to Owners informing them of the Board member change.
- B. Election of Officers –
 - Dennis made a motion to appoint the following officers:
 - Gerri – President
 - Dennis – Vice President
 - Eileen – Secretary / Treasurer
 - Gerri seconded and the motion carried.

IX. Next Board Meeting Date

The Board will meet in late August or early September 2018. SRG will poll the board in early August to set a date.

X. Adjournment

With no further business, at 2:00 pm Gerri made a motion to adjourn. Dennis seconded and the motion carried.

Approved by: _____ Date: _____