

The Lodge at Riverbend Board Meeting Minutes
September 4, 2018

I. Call to Order

The meeting was called to order at 1:04 pm. Board members present were Eileen Huff, Gerri Walsh (via telephone) and Dennis Longhofer. Representing Summit Resort Group were Deb Borel, Kevin Lovett and Matt Vigil.

II. Introductions / Owners Forum

It was noted that no owners, other than board members, were present. Notice of meeting was posted on the website.

III. Approval of Minutes

The Board reviewed and approved the minutes from the June 4, 2018 Board meeting via email. This will be ratified under section VI.

IV. Financials

A. July 31, 2018 close financials report that The Lodge at Riverbend account balances are as follows:

- \$16,998.01 in the Alpine Operating
- \$45,537.50 in the Alpine Reserve Money Market Account
- \$ 5,014.61 in the Alpine CD – expires 5/15/18
- \$56,109.36 in the Alpine CD – expires 7/28/18
- July 2018 P & L Reports that the Association is \$5,147.78 under budget in Operating expenses.
- All owners are current with dues.
- As of July close, all Reserve contributions are current.
- It was noted that the total CD amount was cashed in totaling \$61,126.32.
- The Board approved the financials as presented.

B. The board agreed that the CD amount that was cashed in will be placed in and Edward Jones 3 month CD as approved via email. The CD total will be \$61,126.32.

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

Complete Items

- Irrigation turned on and flower beds have been planted

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.
- Staining of west side of the building as well as all deck handrails is pending.

Report Items

- Annual window cleaning will begin in the 2018-19 fiscal year.
- 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:

- 6/11/18 – Approval of Board meeting minutes from June 4, 2018
- 7/12/18 – CD Renewal Approval with Edward Jones
- 7/19/18 – Waste Management contract renewed for trash service
- 7/31/18 – 2019 budget approved for presentation to owners

Eileen seconded, and the motion carried.

VII. Old Business

- A. Carpet Repairs – Gerri will call Robert from Blue River Flooring to determine if he will honor his warranty. If not, an estimate for tearing out the clubhouse carpet and using it for the 2nd floor hallway repairs will be obtained. A bid will also be obtained to replace the clubhouse carpet with another carpet or wood/laminate flooring of some kind. Gerri will update the board after she has reached out to Robert.

VIII. New Business

- A. Repair of Drywall in the garage – Deb will obtain a scope and a bid from Helmer for drywall work in the garage. Helmer will also be asked why the tape on the garage ceiling comes off after being repaired.
- B. Aspen Trees – There are some bowing aspen trees on the west side of the building. Eileen's husband will remove them at no cost to the HOA.
- C. Annual Meeting Packet Review – The board reviewed the annual meeting packet that will be distributed at the annual meeting. Gerri will attend the meeting via telephone.

IX. Next Board Meeting Date

The Board will meet on Saturday, September 8, 2018 following the annual meeting to elect officers.

X. Adjournment

With no further business, at 1:47 pm Eileen made a motion to adjourn. Dennis seconded, and the motion carried.

Approved by: _____ Date: _____