

The Lodge at Riverbend
2016 Annual Owner Meeting Minutes
August 6, 2016

I. Call to Order

The Lodge at Riverbend Homeowner Association Annual Owner meeting was called to order at 9:02 am.

II. Proof of Notice

It was noted that notice of the meeting was mailed to Owners on July 6, 2016 and was also posted on the website.

III. Roll Call / Introductions

Homeowners represented in person were:

Brian and Sandy Burrell
Gerri Walsh
Joy Warnick
Dennis and Penny Longhofer
Walt and Betty Boehnke
Jeff Ogren
Jill Meola
Eileen and Adam Huff

Homeowners represented by proxy were:

Jill Hemann
Kris and Judy Kaltenbacher
LTD Partners
Chris Schwalbach
Daniel Turbert
Geoffrey & Kathryn Ida
William Andrea

Representing Summit Resort Group were Deb Borel and site manager, Johnathan Dunn.

With eight units represented in person and seven by proxy, a quorum was confirmed. Owners and Management introduced themselves.

IV. Approval of Minutes

The Owners reviewed the minutes from the 2015 Annual Owner Meeting. Gerri Walsh made a motion to approve the minutes as written. Dennis Longhofer seconded and the motion carried.

V. Financials

A. SRG reported that as of June 2016 close financials, The Lodge at Riverbend account balances are as follows:

- \$17,551.79 in the Alpine Operating
- \$42,438.08 in the Alpine Reserve Money Market Account

- \$ 5,093.31 in the Alpine CD – expires 5/15/17
- \$55,529.51 in the Alpine CD – expires 7/28/18
- June 2016 P & L Reports that the association is \$582.36 under budget in operating expenses.
- Variances were reviewed.
- As of June 2016 close, all Reserve contributions are current.
- All owners are current with dues.
- The Board and Owners approved the financials as presented.

B. 2016-2017 Budget

- Owners and Management reviewed the 2016-17 proposed budget.
- No increase to dues is proposed. Next year, Owners should anticipate at least a 5% dues increase. There has not been a dues increase in at least 8 years. The majority of the increase will be to boost Reserves.
- Gerri Walsh made a motion to approve the budget as presented. Penny Longhofer seconded and the motion carried.

C. Capital Plan

- Owners and Management reviewed the capital plan and discussed line items.
- Owners expressed their satisfaction with the painting and carpet projects. Walt Boehnke recommended that pictures be hung in the hallways. The Board will place this on the agenda for the next Board meeting.
- SRG will obtain an updated roof replacement estimate and update the capital plan.
- Deb Borel reported that the capital plan is reviewed and updated annually.

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

A. Complete Items

- Repaired drywall in the garage – SRG continues to monitor this repair and will shovel around this area when it snows
- Necessary staining complete
- Placed additional rubber mats in the hot tub room
- Boiler repairs that were required by the Department of Labor and Employment are complete
- Elevator repairs as needed are complete
- Sign to stay off snow pile has been placed. It is removed during the summer.
- Repaired the vent on the east side of the building
- Repaired the vent above the porch
- Washed garage floor with a new wand that saves the Association the expense of renting a power washer.
- Lighting in common areas improved
- Continued updating of website to comply with ever changing legal requirements
- SRG will continue to monitor and remove excessive roof snow buildup as necessary.
- Changed code on hot tub access door. The code for the hot tub access doors will be changed on an annual basis.

- Irrigation start up
- Spring clean up
- Organized window washing for owners.
- Common area carpets replaced
- Common area painting of all walls
- Elevator inspection and required repairs (fixed under service contract) – SRG will place the updated certificate in the elevator
- Fire sprinklers, alarms, and extinguishers have been inspected.
- Recycle has been removed from the property
- Irrigation work will be done for flowerbed
- SRG continues to monitor garage parking spot 207 for ground water seepage

B. Reminders

- Remember not to walk or allow dogs to walk in garden area.
- Owners are reminded to remove bikes from the garage bike rack if the bikes are not in working condition.
- Remember to pick up after your pets.

VII. Old Business

There was no Old Business discussed

VIII. New Business

A. Creek at Frisco Updates

- Annual Meeting is August 19, 2016
- No change to dues is proposed
- Betty Boehnke asked that the maintenance of properties along Streamside Lane be discussed at the meeting.
- Jill Meola and Joy Warnick will attend the meeting. All LRB Owners are asked to complete a proxy if they are unable to attend.

IX. Election of Officers

A. The Board term of Gerri Walsh has expired. She has indicated her willingness to serve another term. Joy Warnick made a motion to nominate Gerri Walsh. Penny Longhofer seconded and with all in favor, the motion carried.

X. Next Board Meeting Date

The 2017 Annual Owner meeting will be held on Saturday, August 5, 2017 at 9:00 am.

XI. Adjournment

At 9:42 am, the meeting was adjourned with a motion by Walt Boehnke, a second by Penny Longhofer, and all in favor.

Approved by: _____ Date: _____