

The Lodge at Riverbend  
2017 Annual Owner Meeting Minutes  
August 5, 2017

I. Call to Order

The Lodge at Riverbend Homeowner Association Annual Owner meeting was called to order at 9:00 am.

II. Proof of Notice

It was noted that notice of the meeting was mailed to Owners on July 5, 2017 and was also posted on the website.

III. Roll Call / Introductions

Homeowners represented in person were:

Brian and Sandy Burrell  
Gerri Walsh and Doug Knisley  
Dennis and Penny Longhofer  
Walt and Betty Boehnke  
Jeff Ogren  
Jill and Alan Hermann  
Steve Willwerscheid  
Patrick Ward  
Eileen Huff  
Will Andrea

Homeowners represented by proxy were:

Kris and Judy Kaltenbacher  
Larry and Shannon McCaskey  
Daniel Turbert

Representing Summit Resort Group was Deb Borel.

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

Jeff Ogren expressed his appreciation for Summit Resort Group (SRG) and the work that they do at the complex. SRG has not increased the management fee since taking over management of Lodge at Riverbend. Jeff is in support of the proposed \$50 per month increase in management fees beginning October 1, 2017. Owners present agreed.

IV. Approval of Minutes

The Owners reviewed the minutes from the 2016 Annual Owner Meeting. Penny Longhofer made a motion to approve the minutes as written. Gerri Walsh seconded and the motion carried.

V. Financials

A. SRG reported that The Lodge at Riverbend account balances as of June

2017 close are as follows:

- \$12,374.20 in the Alpine Operating
- \$27,827.93 in the Alpine Reserve Money Market Account
- \$ 5,001.06 in the Alpine CD – expires 5/15/18
- \$55,807.24 in the Alpine CD – expires 7/28/18
- June 2017 P & L Reports that the association is \$5,108.42 over 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. 2017-2018 Budget

- Owners and Management reviewed the 2017-18 proposed budget.
- The Board is proposing a 10% increase to dues.
- Owners expressed varying opinions as to how the increase should take place. Some were in favor of a smaller increase with a special assessment, while others were in support of the 10% increase to monthly dues. After much discussion, Walt Boehnke made a motion to increase monthly dues by 5%, to be applied to Operating. In addition to the 5% monthly dues increase, there would be a one time 5% special assessment due November 1, 2017. This 5% will be placed into Reserves. Jeff Ogren seconded and the motion carried. There is one Owner who opposed.
- In an effort to save in utility cost, SRG will determine how much it would cost to place a motion detector in the garage to turn the lights on, instead of leaving them on 24/7.
- Betty Boehnke has asked that SRG send regular communication to owners regarding the goings on at LRB. She has also requested that the minutes be more detailed.
- Extra signage will be placed in the hot tub area with the hot tub rules.
- Deb Borel reported that the capital plan is reviewed and updated annually, and is used as a tool for planning capital projects.

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

A. Report Items

- SRG continues to monitor snow build up in the garage and will shovel when necessary.
- Drywall in the garage ceiling as well in the storage locker of unit 201 has been repaired.
- SRG placed additional rubber mats in the hot tub room.
- The boiler room was inspected by the Department of Labor and no repairs were necessary.
- Touch up staining will be completed this month.
- Signage on flowerbed area changes with the season.
- The hot tub cover has been replaced.
- Washed garage floor with a new wand that saves the Association the expense of renting a power washer.
- LED lights have been placed in all of the units. Additional ones are available for purchase by owners.

- SRG continues updating the website to comply with ever changing legal requirements.
- SRG will continue to monitor and remove excessive roof snow buildup as necessary.
- The code on the hot tub access doors have been changed. This occurs on an annual basis.
- Irrigation start up is complete.
- Spring cleanup is complete.
- SRG organized window washing for owners.
- The common area carpets have been cleaned.
- Elevator inspection and required repairs are complete
- Fire sprinklers, alarms, and extinguishers have been inspected.
- Irrigation for the flowerbed has been installed.
- 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

- Hallway Picture Committee – Penny Longhofer has volunteered to provide assistance if an owner has a question regarding something they would like to hang in the hallways. Owners are reminded that items hung in the hallways are susceptible to theft, and the HOA is not liable for items that are removed from the common area.

### VIII. New Business

- LED Lights in Units – LED lights have been placed in all units.
- Trailer Parking – Owners present discussed trailer parking and agreed that the rules appear to not be conclusive.
- Inspection of Doors and Window seals in units – In an effort to save utility costs, Owners will be asked to inspect the seals on their windows and doors.
- SRG will contact Xcel to do an energy audit.
- SRG will discuss carpet warranty with installer. There are fraying strips on the second floor on the short hallway that leads to the elevator.
- It was noted that SRG is responsible for keeping the elevator floor clean. The floors are vacuumed weekly.
- A list of items that SRG completes on a weekly and monthly basis will be placed on site and initialed after completion.
- Comcast upgrade will take place on August 30 through September 1. If there is a way to block pay preview stations, SRG will email owners with instructions.
- Steve Willwerscheid inquired about the reserved parking spot for Jeff Ogren. Jeff explained that several years ago at an annual meeting, Owners present voted to assign him an outside parking spot, since his unit did not come with assigned parking. SRG will have a cover installed, so when Jeff is not using it, the reserved sign can be covered.
- Tenants are not permitted to have pets. Guests of Owners are permitted to have pets, but the owner is responsible for making sure the pet owners are following the rules concerning pets. The words “Guests or” have been removed from the rules.

K. Sandy Burrell made a motion to have the exterior windows cleaned annually by the HOA. Eileen Huff seconded and the motion carried.

IX. Election of Officers

A. The Board term of Dennis Longhofer has expired. He has indicated his willingness to serve another term. Betty Boehnke nominated Eileen Huff. She declined the nomination for this year, but has said she might be interested in serving in the future. With no other nominations from the floor, all were in favor of Dennis serving another term.

X. Next Board Meeting Date

The 2017 Annual Owner meeting will be held on Saturday, September 8, 2018 at 9:00 am.

XI. Adjournment

At 11:09 am, the meeting was adjourned with a motion by Jeff Ogren, a second by Gerri Walsh, and all in favor.

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