

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 31, 2019

I. CALL TO ORDER

The meeting was called to order at 4:07 pm at Tenderfoot Lodge.

Board members in attendance were:

Eric Geis

Stu Moore

Virginia Johnson

A quorum was present.

Representing Summit Resort Group was Kevin Lovett, Katie Kuhn, and Chris Riley.

II. OWNERS/VENDOR FORUM

Notice of the meeting was posted on the website. No Owners were present other than Board members.

Turner Morris and BluSky both attended the meeting and answered questions on their companies and roofing proposals.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the November 13, 2018 Board Meeting were reviewed. A motion was made to approve the November 13, 2018 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year to Date Financials

December 31, 2018 close balance sheet reports:

\$53,422 in Operating

\$217,185 in Reserves

December 31, 2018 P & L vs budget reports \$77,866 of actual expenditures vs. \$80,882 of budgeted expenditures. An underage of \$3,015.

Areas of significant variance include:

- General Building Maint - \$2,234 under
- Roof Maintenance - \$1,735 over due to annual maintenance
- Spa Repairs and Maintenance - \$1,188 under
- Unit Refurbishment - \$1,524

A/R: All dues are current!

2019 MMC

Asphalt Seal Coat - \$3,448

First Floor Decks - \$2,030

Hot tub Auto Fills - \$2,438

Garage Doors - \$4,500
Garage Controllers - \$4,500
Garage Heater Fans - \$2,400
Mechanical - \$10,000

V. MANAGING AGENT'S REPORT

Katie reviewed the managing agent's report as follows:

Completed Items

- Pinole leak repairs
- Door repairs
- Garage door repairs
- Electrical improvements in garage
- Snowblower tuned up
- Annual roof maintenance
- Autofill sensor for south hot tub installed
- Lighting rebate received from Xcel
- Street light electrical investigation
- Resort Internet upgrade completed
 - Repairs still pending – sorting out billing

Pending Items

- Street light hook up (deferred until spring 2019)

Boilers/mechanicals

Repairs completed:

- Preventative maintenance
- Leaking baseboard heater repaired
- Spa boiler repairs

Repairs pending/suggested:

- Replace pressure relief valve on boiler #1 - \$1,295

Leaks

- 2629 pinhole leak in guest bedroom, leaked into 2609 and 2610. 2629 and 2609 drywall repairs have been completed. 2610 didn't require any repairs.

VI. OLD BUSINESS

- Roof replacement was briefly discussed. Due to the large pricing discrepancy between Turner Morris and BluSky, the Board would like additional bids.
- The smart lock conversion was discussed. The first phase will start in April with 20 unit locks and all common area locks converted.
- The ResortInternet upgrade is complete. Eric has asked that R.I. places updated information guides on the wally units in each unit at no cost to Tenderfoot.

VII. NEW BUSINESS

- SRG has agreed to provide one free security check in the fall at Tenderfoot Lodge to ensure windows are closed and heat is on when the weather cools down. The Board

would like SRG to do additional monthly checks in April – November since occupancy is lower during those times.

VIII. NEXT MEETING DATE

The next meeting is May 10th at 3pm located in the Tenderfoot Lodge Great Room. A walk through will take place at 2pm.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 4:56pm.

Approved By: _____ Date: _____
Board Member Signature