

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

November 15, 2018

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.

Pete Hammond with Lock State and Anthony Pennington with A&M Systems were present prior to the meeting to answer questions about the purchase and installation of a smart lock system.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the August 10, 2018 Board Meeting were reviewed. A motion was made to approve the August 10, 2018 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year to Date Financials

September 30, 2018 close balance sheet reports:

\$88,996 in Operating

\$163,388 in Reserves

September 30, 2018 P & L vs budget reports \$315,357 of actual expenditures vs. \$340,562 of budgeted expenditures. An underage of \$25,205. A motion was made to transfer the operating surplus into reserves. The motion was seconded and carried.

Areas of significant variance include:

- Electric – 1,914 under
- Water - \$2,705 under
- Snow Removal - \$1,311 over due to ice chipping and roof snow removal
- General Building Maint - \$10,056 under
- Plumbing and Heating - \$6,505 under
- Spa Repairs and Maintenance - \$5,685 under
- Spa Supplies - \$1,518 under
- Supplies and Materials - \$1,624 under
- Unit Refurbishment - \$2,074 over

A/R: All dues are current!

The 2019 MMC items were reviewed as follows:

- 2019 MMC
- First Floor Decks - \$2,030 (these were done as part of the maintenance contract with DR Custom this summer, so likely won't need done in 2019)
- 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

- Garage door repairs
- Hot tub repairs
- New carpet rugs ordered for Great Room
- Garage cameras installed (thanks Stu!)
- Broken tree branches trimmed
- Irrigation blown out
- Refund received from Xcel
- Monthly access checks
- Minor siding repair near 2670
- Roof maintenance completed
- South hot tub deck repaired
- Deck repairs on common area
- Security checks
- Bird spikes installed on 3rd floor

Pending Items

- Autofill replacement - waiting on parts
- Electrical improvements in garage
- Street light hook up. There are electrical issues, and the light installer and electrician cannot find a power source. If the owner of the electric company can't figure out during the next visit, the Board asked that SRG arrange for a new line to be run in the Spring to the lights and front sign.
- Glass replacement in Great Room. It was noted that all the glass was in good shape

Boilers/mechanicals

Repairs completed:

- Preventative maintenance
- Turbomaxes rotated, only one running. Will increase to 2 for Thanksgiving.

Repairs pending/suggested:

- Inventory for non-readily available parts: \$12,821.45. The Board approved the estimate.

Leaks

- No leaks since last meeting.

VI. OLD BUSINESS

- Roof replacement in 2020 was briefly discussed. Turner Morris submitted a bid substantially higher than the budgeted figure provided this year. SRG is working on obtaining a second bid from BluSky.

VII. NEW BUSINESS

- Three motorcycles are parked in the garage without approval. The Board asked SRG to email all owners and give a two week deadline for removing the bikes. If the bikes aren't removed by then, SRG will boot them. Removal will cost \$150, and other fines may apply to the owner due to rule violations for storing it without approval.
- Concrete repair for the front steps will be looked at in May during the walk through. The Board asked that the contractor that submitted the bid attend the walk through so they can discuss options.
- Smart Lock conversion was discussed at length. SRG has commented that the Saflok series used in Tenderfoot is obsolete, and that they don't make parts to repair the locks any more. All broken/malfunctioning locks must be totally replaced with a newer series. Due to frequent lock outs, key demagnetization, and access issues for 3rd party Saflocks, the Board feels that moving towards an upgraded system in the near future is unavoidable. Several owners at Tenderfoot already have smart locks, and have been pleased with them. SRG will work on getting a bid from Vera and Yale for an access control system, and Lockstate and A&M will be providing pricing soon as well.
- The Wi-Fi and TV upgrade will take place on January 7th. Eric reminded SRG that they will be responsible for painting the conduit once Resort Internet provides it.

VIII. NEXT MEETING DATE

The next meeting is December 7th, at 3pm located in the Tenderfoot Lodge Great Room.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 5:41 pm.

Approved By: _____

Board Member Signature

Date: _____