

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

August 8, 2019

I. CALL TO ORDER

The meeting was called to order at 1:07 pm at Tenderfoot Lodge.

Board members in attendance were:

Eric Geis
Virginia Johnson
Stu Moore (via telephone)

A quorum was present.

Representing Summit Resort Group was Katie Kuhn.

II. OWNERS/VENDOR FORUM

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

Justin from Skyline Contractors, and Dana and Paul from Northwest Roofing attended the meeting and answered questions on their companies and roofing proposals.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the May 10, 2019 Board Meeting were reviewed. A motion was made to approve the May 10, 2019 meeting minutes as presented. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year to Date Financials

June 30, 2019 close balance sheet reports:

\$65,475 in Operating
\$211,790 in Reserves

June 30, 2019 P & L vs budget reports \$250,563 of actual expenditures vs. \$255,751 of budgeted expenditures. An underage of \$5,187.

Areas of significant variance include:

- Electric - \$2,588 under
- TV & Internet - \$1,579 under
- Snow Removal - \$1,988 under
- General Building Maintenance- \$2,899 under
- Plumbing and Heating - \$1,981 under
- Roof Maintenance - \$2,960 over
- Miscellaneous- \$1,46 over
- Spa Repairs - \$2,946 under
- Unit Refurbishment- \$4,236 over

A/R: All dues are current! Negatives are prepaid.

2019 MMC (Remaining Items)

- Asphalt - \$4,000
- Deck re-staining -\$3,331
- Garage doors - \$4,500
- Garage controllers- \$2,400

2020 MMC

- Roof replacement - \$250,000
- Spa sand filters - \$2,000
- Mechanicals - \$10,000

The 2019/2020 budget was reviewed and approved with a 5% dues increase.

V. MANAGING AGENT'S REPORT

Katie reviewed the managing agent's report as follows:

Completed Items

- Storage rooms organized
- Smart lock replacement completed
- Hanging flower baskets put up
- Trimming of willows
- Weeding of flower beds
- New vacuum purchased
- Striped garage parking lines
- Tree deep root feeding
- Irrigation start up and repairs
- Bad emergency lights replaced per fire department
- Sliders installed on courtyard patio

Pending Items

- Street light hook up

Boilers/mechanicals

- Fixed leak in garage elevator room

Leaks

- 2610 pinhole behind master bathroom sink (repair scheduled)
- 2629 pinhole in living room ceiling

VI. OLD BUSINESS

There was no old business to discuss.

VII. NEW BUSINESS

- The Board approved magnets for the units to outline recyclable items to improve Tenderfoot's recycling efforts.

- JetBlack can sealcoat for \$3,550 (not including striping). Virginia is going to forward an asphalt contractor to Katie for review.
- Eric drafted a storage room plan that Katie will get to the onsite maintenance personnel.
- A bid from Otis was approved to replace the worn traveling cable on the east elevator.
- An email sent on the Tenderfoot Owner's blog was discussed.
- The Board will review the annual meeting notice.
- The Board would like to meet with Josh from Breck Mech to discuss the pinhole repair policy.
- The welcome letter for new owners should include information on the bike and kayak racks, and info for how to get a permit if needed.

VIII. NEXT MEETING DATE

The next meeting is the Annual Meeting on September 17th at 9:30am. The next Board Meeting is November 15th at 3pm.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 5:26pm.

Approved By: _____ Date: _____
Board Member Signature