

TENDERFOOT LODGE

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

SEPTEMBER 11, 2010

The regularly scheduled Annual Meeting of the Tenderfoot Lodge Homeowners' Association was held on Saturday, September 11, 2010, in the Tenderfoot Lodge Great Room. The meeting was called to order at 9:09 A.M.

ROLL CALL

Pursuant to the Bylaws, the representation of thirty-three percent (24 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
2602	Russ Camp	2608	Randy/Paula King
2604	George Rudloff	2609	Michael/Julie Hanley
2605	Michael/Lisa Khalilian	2610	Gill/Dixon
2612	Danielle Lewis	2614	Robert Patterson
2616	Frankl/Neuschler	2634	Mile Hi Employee Group, Inc
2618	Robert Freedman	2647	Dewayne/Susan Lieneman
2623	Eric/Hedwig Geis	2656	Donald/Valerie Tuthill
2627	Mindy Siegel	2665	Frank/Florence Sparacio
2630	Mark Gabrielson	2670	Jay/Jennifer Andrews
2635	Mindy Siegel	2673	Lee Mc Cue
2643	Doug Fleetwood	2675	Stephen/Joan Goldfarb
2644	Cindy Alexander		
2645	Dixie Cannon		
2650	Garland/Lynda Johnson		
2652	Phillip Varley		
2654	Mindy Siegel		
2661	Virginia Johnson		
2667	Chris Pritchard		
2669	Pam Tomko		

Present from Wilderrest [WPM] were Audrey Taylor, Community Manager; Travis Glynn, Property Manager; Daniel Vlcek, Property Management Director; and Tony Snyder, Owner.

Proof of notice of meeting was noted.

The meeting began with a *Moment of Silence* in commemoration of 9-11.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE SEPTEMBER 12, 2009, ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Russ Camp reported:

- The Association is financially healthy;
- There is no dues increase nor special assessment called for in 2010/2011;
- Though the complex was painted 3 years ago, the paint still looks relatively fresh;
- The hot tubs are commercial grade and are a year old; the heaters were replaced this year;
- The Board is focused on upgrading the structural components to commercial grade as they are replaced.

REPORT OF MANAGEMENT

Wilderness Property Management

WPM's basic responsibilities are: accounting, meetings, property management, administrative needs and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County.

The Wilderness/Tenderfoot Lodge liaison is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Wilderness's size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 73 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Cable TV – a substantial savings from rates paid by locals in residential communities for the same service.
- Trash is approximately 42% off local rack rates.
- All Wilderness-managed associations' bank accounts are held separately and are given a preferred rate on each account.
- Insurance premium rates are far superior to the competitors.

Wilderness has a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. Senate Bill 100 compliance is also handled through the website. The address is: wildernesshoa.com. There is a new website, same address; owners are urged to sign in as WPM moves toward going paperless.

Owners were reminded that a July 1, 2009 law was enacted requiring owners who rent, are selling or remodeling to the extent of requiring a building permit to have carbon monoxide detectors within 15 feet of the bedroom doors.

Wilderness has undergone several changes to include the sale of the major interest of the company. Gary Barr is the new managing partner.

A new Construction Department was opened by Wilderness; it is headed by Rob Taylor who is a general contractor. Owners wanting bids for remodels/repair/windows/carpet laying/painting/etc may contact Audrey, 970 468 6291 ext 217 or Rob directly at 970 485 1868.

FINANCIAL CONSIDERATIONS

The July financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$37,181.84 and the Reserve Account's balance was \$256,954.73.

The 2010/2011 budget was reviewed.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE 2010/2011 BUDGET.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO MAKE A PERMANENT TRANSFER FROM OPERATING TO THE RESERVE OF THE END OF FISCAL YEAR, 2009/2010, OPERATING SURPLUS [ESTIMATED TO BE APPROXIMATELY \$4,000].

REPAIR AND MAINTENANCE CONSIDERATIONS

The following was noted:

- The hot tubs often seem to have sand in them. WPM will check to see if there is a problem.
- There is missing siding on the ground floor by the column [2617];
- Back deck boards of unit 2618 are failing;
- The entrance concrete steps need attention;
- The key card readers' batteries are replaced every two years; owners may want to get new keys yearly;
- Owners are responsible for replacing their carbon monoxide detectors/batteries.

It was reported that the kitchen track lights may be a fire hazard. Several owners noted that burned wires and plastic were found when they replaced the lights. It was strongly suggested that lower [25 to 40] watt bulbs be used.

ELECTION OF DIRECTORS

Russ Camp's term expired as of the Annual Meeting.

Upon acclamation, Russ Camp was re-elected to the Board of Directors.

OTHER MATTERS

The Board hedged 75% of the natural gas for the upcoming year. The Board will continue to look at alternative energy.

General Building insurance coverage is "as built" rather than "bare wall". Owners need HO6 policies [contents] and liability coverage for their units.

The following suggestions were made:

- Check the feasibility of utilizing security cameras;
- Add a "No Parking" sign by the basement door;

Suggestions were sought for the Great Room enhancements. The Board brought several carpeting samples and some drawings suggesting furniture replacements. Several of the membership present indicated a preference for keeping the light wainscoting stain color.

The Keystone Beautification Road Project will be voted upon in November. Owners eligible to vote must be Colorado residents and must request a mail-in ballot. For further information, owners may contact Russ Camp.

Resort Internet has a new managing partner; service will remain the same.

The Annual Meeting date for 2011 was scheduled for September 10th.

ADJOURNMENT

The meeting adjourned at 11/10 AM to a light lunch.

TENDERFOOT LODGE BOARD OF DIRECTORS MEETING September 11, 2010

A regularly scheduled meeting of the Tenderfoot Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Russ Camp
Vice President	Eric Geis
Sec/Treas	Lisa Start-Khalilian

The following Board meetings were scheduled:

General	On-Site	Thur, Jan 6 th	3:00 PM
Walk-Through	On-Site	Thur, May 19 th	3:00 PM
Budget	WCC	Thur, July 21 st	2:00 PM
Ann Mtg	On-Site	Sat, Sept 10 th	9:00 AM

