

**TENDERFOOT LODGE ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 12, 2020**

I. CALL TO ORDER

The meeting was called to order at 9:31 a.m. via videoconference.

II. ROLL CALL, PROOF OF NOTICE & QUORUM

Board members participating were:

Eric Geis, President, #2602 & 2623	Virginia Johnson, Vice President, #2661
Stuart Moore, Secretary/Treasurer, #2615	

Owners participating were:

Mary Moore, #2615	Robert & Jennifer Freedman, #2618
Denis Polmateer, #2619	Jack Goldberg, #2620
Eric & Elizabeth Benson, #2627	Carol Beardmore, #2630
Deborah & John Gerken, #2632	Mindy & Gary Siegel, #2635
Jerome Woerdeman, #2636	Maryhilda McClure, #2636
Blaine Worley, #2641	Jim Bower, #2646
Gwen & James Jonathan, #2648	Marice Braiser, #2648
Lynda Johnson, #2650	Dave Mansen, #2651
Philip Varley, #2652	Mindy Siegel & Terry Switzer, # 2364 & 2654
Linda & David Roller, #2658	Kim & Ross Livengood, #2667

Representing Summit Resort Group were Kevin Carson and Katie Kuhn. Margot Mayer of Summit Management Resources was recording secretary.

Notice of the meeting was sent August 17, 2020. With units represented in person or by proxy, a quorum was confirmed.

III. APPROVAL OF 2018 ANNUAL MEETING MINUTES

Motion: Eric Benson moved to approve the September 14, 2019 Annual Meeting minutes as presented. Robert Freedman seconded and the motion carried.

IV. PRESIDENT'S REPORT

A. Completed Projects

1. The new shingled roof was installed by Northwestern Roofing, a Denver based company. The project took longer than anticipated but looks great. The project was budgeted for \$250,000 but came in at \$203,000 and includes a Golden Pledge warranty by GAF, the shingle manufacturer.
2. New street lamps over the front parking area are operational.
3. Restriped the garage.
4. Sealcoat applied to parking area.
5. Courtyard deck was refinished.

6. Repaired the irrigation line under the front pavement. The original line was installed too close to the surface. The new line was embedded about 5” underground to prevent deteriorating in the future.
7. New carpet tile installation in the interior hallways is scheduled in late September. The project will take about one week.
8. Continued monthly unit safety checks (April thru November) to prevent damage from pinhole leaks.

B. Issues/Updates

1. Continuing repair of pinhole leaks in copper hot water pipes.
2. Multiple garage door repairs resulting from oversized vehicles. This topic will be discussed later during this meeting.
3. Maintenance expenses continue as the building ages. While installing flashing to the building, it was discovered that part of the siding is brittle or rotting.
4. There is a shortage of qualified contractors in Summit County to do work. The Association is looking in the Denver area to find qualified contractors.

An owner asked about details of in-unit inspections. It was explained that in-unit inspections include checks for open windows and doors, ceilings and walls for leaks, signs of vandalism, thermostat settings (recommended to leave at 65 degrees if the unit is not occupied), flushing toilets and ensuring doors are locked. Inspections are charged on an hourly basis as an Association expense and owners are encouraged not to opt out.

C. 2020 Reserve Projects

1. Repair concrete on front of building and front stairs.
2. Re-stain several south facing decks and balconies. The first floor decks are in the worst shape and some have rotten boards.

D. Future Reserve Projects

Projected major maintenance expenses include new hot tubs and hot tub area face lift in 2021 (\$55,000 – \$150,000), replacement of two boilers in 2026 (\$250,000), staining/painting in 2026 (\$206,000), elevator replacement in 2028 (\$77,000) and siding replacement in 2037 (\$1.5 million).

V. TREASURER’S/FINANCIAL REPORT

A. 2020/2021 Operating Budget

Kevin Carson reported that total expenses for the 2020/2021 Budget are \$362,271, a 3.4% increase over this year.

The contract with Tiger Gas locks in 75% of the prior year usage at a lower rate, which keeps gas expenses low compared to other Associations.

Year-to-date the Association was operating with a surplus of \$8,639. Any budget surplus will be moved to Reserves at year end.

Motion: Philip Varley moved to ratify the 2020/2021 Budget as presented. Eric Benson seconded and the motion carried.

The meeting was recessed at 10:23 a.m. for a break and reconvened at 10:30 a.m.

VI. MANAGEMENT COMPANY REPORT

A. Owner Education

Information regarding the conducting of virtual meetings was included in the meeting packet to fulfill the annual owner education requirement. Attending a Zoom meeting is considered attending in person and a contested election will require secret ballot voting via email.

B. Management Reminders

Bears are active in Summit County and owners were asked not to put garbage in the recycling bins.

Owners must contact Kevin Carson when they sell their units to have the lock reset. The Association website can be accessed at www.srghoa.com. All Association documents are posted online.

Kevin Carson's contact information: Phone: 970-455-1502 and email: kcarson@srgsummit.com

VII. OLD BUSINESS

A. Homeowner Reminders

1. Smoke alarms are an individual owner responsibility and should be replaced every ten years.
2. Replacement windows must meet Association standards.
3. Window treatments must meet Association standards.
4. Balcony furniture must be earth tone or green.
5. Skis, snowboards, ski boots and bikes are not allowed in the Great Room.
6. Only owners and immediate family are allowed to have pets.
7. Quiet hours are 11:00 p.m. – 8:00 a.m.
8. Hot tub hours are 8:00 a.m. – 10:00 p.m.
9. Owners should carry an H06 policy that includes coverage for the \$5,000 Association policy deductible.

Owners and their guests should use the dumpster on the east side of the parking lot and not the Hidden River dumpster to avoid complaints.

VIII. OWNERS' FORUM

Owner suggestions and comments were reviewed:

1. Hot Tubs – Summit County has strict regulations on hot tubs and none of the neighboring Association hot tubs are open. Even if a reservation system would be put in

place, it would be difficult to enforce the requirements. The hot tubs will remain closed until Summit County restrictions are modified.

2. **Oversized Vehicles** – An oversized vehicle policy has been established and six oversized vehicle parking spots were set up in the front of the lodge. Oversized vehicles are not allowed in the garage. Details regarding size restrictions were included in the meeting package and will be posted on the website. Owners are asked to adhere to the new regulations. The Board will monitor the parking situation during the ski season to determine if the regulations are effective.

IX. NEW BUSINESS

There was no New Business.

X. ELECTION OF DIRECTORS

The term of Eric Geis expired and he indicated he would be willing to run again. The floor was opened for nominations and there were none.

Motion: Gwen Riley moved to re-elect Eric Geis. The motion was seconded and carried.

XI. SET NEXT MEETING DATE

The next Annual Meeting will be held Saturday, September 11, 2021 at 9:30 a.m.

XII. ADJOURNMENT

Motion: Robert Freedman moved to adjourn at 10:51 a.m. The motion was seconded and carried.

An informational session was held after the meeting to cover Keystone real estate and Resort news

Approved By: _____ Date: _____
Board Member Signature