

**TENDERFOOT LODGE ASSOCIATION
ANNUAL HOMEOWNER MEETING
September 11, 2021**

I. INTRODUCTIONS

Board members present were:

Eric Geis, President, #2602/#2623

Stuart Moore, Secretary/Treasurer, #2615

Virginia Johnson, Vice President, #2661

Owners participating were:

Anatole & Irena Evseeva, #2603

Bret & Nicole Hawkins, #2606

Thomas Wildenberg, #2622

Deborah & John Gerken, #2632

Cindy & Lee Alexander, #2644

James Riley, #2648

David & Carol Mansen, #2651

Susan & John Frederick, #2660

Elizabeth Shoemaker, #2676

Brent & Christine Jensen, #2605

Sarah Olson, #2608

Eric & Elizabeth Benson, #2627

Tony Swizer, #2635

Jim Mulkey, #2645

Roger Shakely, #2649

Mindy Siegel, #2654

Paula Tomko & Peter Herold, #2669

Representing Summit Resort Group was Kevin Carson. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. LEGAL ITEMS

A. Call to Order

The meeting was called to order at 9:56 a.m. in the Tenderfoot Lobby.

B. Proof of Notice & Quorum

Notice of the meeting was sent August 18, 2021. With units represented in person or by proxy, a quorum was confirmed.

C. Approval of 9/12/20 Annual Meeting Minutes

Motion: Thomas Wildenberg moved to approve the September 12, 2020 Annual Meeting minutes as presented. Brett Hawkins seconded and the motion carried.

D. Annual Disclosures

The Annual Disclosures were provided in the meeting packet.

III. PRESIDENT'S REPORT

Eric Geis reported on the following items:

1. The west elevator has been a challenge. The door periodically does not open when it reaches a floor. Pushing the door to the left sometimes remedies the issue. The elevator contractor has not been able to identify the cause.

2. There have been some issues with the cleanliness of the hot tub. There is a suspected leak in the hot water pipe from the equipment room in the garage. Another attempt will be made with leak detection equipment to identify the source later this month.
3. There is a shortage of available contractors in Summit County to do work or provide proposals.
4. COVID-19 has changed the demographic of Summit County due to people working remotely. This has caused a lack of rental housing for local workers. The County is considering a moratorium on new short-term rental licenses.
5. The Board has made the decision to no longer stain the catwalks and decks based on expert recommendations. A mat system will be tested on one of the catwalks this winter.
6. One bid of \$6,000 has been received for concrete work in the hot tub area.
7. There has only been one recirculation line leak in the past year.
8. Concrete repairs were completed last year at the front of the building and around the stairs.
9. All the 1st floor south facing decks are scheduled to be replaced this year.
10. Replaced the first floor hallway lights.
11. Painted the interior hallways and stairwells and refinished the doors.
12. Filled the cracks and resurfaced the back asphalt walkways.
13. Improved the landscaping behind #2603.
14. Repaired the large pothole in the driveway.
15. Garage door safety mechanisms will be installed to prevent damage to vehicles.
16. The snow fence on the east side of the building will be extended.
17. Custom mats have been ordered for the elevators.
18. Green lights will be strung on the Tenderfoot sign as part of the One Keystone initiative.
19. An owner packet will be developed using The Pines document as a template.
20. Solar powered video cameras with signage will be installed at the hot tubs.

IV. FINANCIAL REPORT & BUDGET RATIFICATION

A. 2021/2022 Budget Ratification

Stuart Moore reported that no dues increase is budgeted for 2021/2022.

Motion: Thomas Wildenberg moved to ratify the 2021/2022 Budget as presented. John Frederick seconded and the motion carried.

Last year's Operating surplus was \$14,322 and it was transferred to Reserves. There is a projected surplus for the current year of about the same amount. There was general discussion regarding the level of Reserve funding. Kevin Carson commented that the Tenderfoot Reserves are well funded, which can help avoid the need for a Special Assessment or loan. Eric Geis noted he compared the dues with some other similar properties and determined that Tenderfoot has the lowest dues per square footage.

Motion: Paula Tomko moved to ratify the transfer of the 2020/2021 year-end surplus to Reserves. The motion was seconded and carried.

B. Future Reserve Projects

Future projected major maintenance expenses include new hot tubs and hot tub area face lift in 2021 (\$55,000 – \$146,000), staining, siding replacement (\$1.5 million estimate), asphalt overlay (\$46,000 estimate) and railings and catwalks (\$150,000). The annual Reserve contribution is \$157,000.

The meeting was recessed at 11:51 a.m. for a break and reconvened at 12:03 p.m.

V. MANAGEMENT COMPANY REPORT

A. Owner Education

All governing documents, financials and meeting minutes are available on the website. Information regarding the Association insurance policy and a guide that explains the difference between the Association and individual owner policy are also posted on the website. Owners are encouraged to carry loss of use coverage. The Association website can be accessed at www.srghoa.com. Owners must contact Kevin Carson when they sell their units to have the lock reset.

VI. ASSOCIATION BUSINESS

A. Homeowner Reminders

A list of homeowner reminders was included in the meeting packet. Eric Geis reviewed some of the highlights. He commented that renters bringing pets is a big problem but it is very difficult to control. There is a policy regarding door and window replacement, which requires Board approval.

Glass cannot be put in the recycling. The previous recycling vendor cancelled the contract with Tenderfoot due to contamination of the recycling materials. Waste Management is now providing the recycling service. The options for glass recycling are to provide a separate bin for glass on site or for owners to recycle their materials individually. There is a community container by the Keystone gas station. The consensus was not to provide a bin at the property as it would very difficult to prevent contamination.

B. Mail Delivery

There is now an option for associations to install mailboxes and receive delivery at the property. The association would be responsible for the cost of purchasing and installing the mailboxes but there would be no fee for the delivery. There would have to be one box per unit. Another option would be for owners to obtain a box at the UPS Store in Dillon.

C. Electric Vehicle Charging Station

There is currently an opportunity to obtain a grant from Xcel Energy to cover most of the cost to install an electric vehicle charging station. Enrollment is open once quarterly. Xcel will send out a team to do a site survey and provide a cost estimate for installation of the infrastructure. The charging station can be installed by a third-party vendor or by Xcel for a separate fee. The association would be able to pay the cost of the power and

mark it up for the users of the charging station. Based on owners who indicated interest, the Board will proceed with submitting an application.

VII. ELECTION OF DIRECTORS

The term of Stuart Moore expired and he indicated he would be willing to run again. The floor was opened for nominations and there were none. In a show of hands, Stuart Moore was re-elected for another term.

VIII. OWNERS' FORUM

There were no owner comments.

IX. ADJOURNMENT

Motion: A motion was made to adjourn at 12:11 p.m. The motion was seconded and carried.

An informational session was held after the meeting.

Approved By: _____ Date: _____
Board Member Signature