

THE LODGE AT RIVERBEND CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
August 7, 2021

I. CALL TO ORDER

The Lodge at Riverbend Condominiums Annual Homeowner Meeting was called to order by Gerri Walsh at 9:01 a.m. via Zoom.

II. ROLL CALL

Board Members Participating Were:

Gerri Walsh, President, #106	Dennis Longhofer, Vice President, #108
Eileen Huff, Secretary/Treasurer, #205	Jack Wilkinson, Member, #104
Patrick Ward, Member, #201	

Homeowners Present Were:

Kris & Judy Kaltenbacher, #103	Penny Longhofer, #108
Theresa Dombrowski & William Faith, #109	Patrick & Bridget Ward, #201
Daniel Turbert, #206	William Andrea, #209

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resource was recording secretary.

III. PROOF OF NOTICE & QUORUM

Notice of the meeting was verified. With nine units represented in person and six proxies received a quorum was confirmed.

IV. READING OF MINUTES

Motion: Gerri Walsh moved to accept the June 27, 2020 Annual Meeting minutes as presented. Dennis Longhofer seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

Gerri Walsh reported on the following:

1. Painting on back side of the building has been completed. Some siding was replaced as needed. One side of the building is being painted each year.
2. The annual boiler and elevator inspections were completed. It was noted that the panel inside the elevator is loose.
3. Fire sprinklers, fire alarms and fire extinguishers were inspected.
4. The garage was power washed in the spring.
5. The code on the hot tub access door was changed in May and is changed annually.
6. The exterior windows will be washed this month. Owners can have their interior windows washed for \$10 each.
7. The hot tub insulation has been completed. The next steps will be the deck around the hot tub and cabinets around the equipment. Armando will get to this

work as soon as possible. The cost of materials has tripled. The new hot tub is slightly smaller but it has a commercial water filtration system and can be used by owners and renters.

8. The roof was inspected and evaluated by an engineer. The asphalt shingles on the sloped sections will need to be replaced next year and the membrane on the flat sections will need replacement in two to three years. All areas are budgeted for replacement in 2024. The asphalt shingles will cost at least \$56,000 and the membrane is budgeted for \$86,000.
9. SRG has been managing the property for seven years. The management fee next year will be \$1,650.
10. Owners were reminded not to allow dogs to walk in the garden areas, to pick up after their pets and that only owners may have pets.
11. Bikes should be removed from the racks if they are not being used.
12. Streamside Lane will be resealed September 8th and 9th. The Creek at Frisco will be looking at the cost to crack fill and seal coat the Lodge at Riverbend parking lot.

B. Treasurer's Report

1. Balance Sheet - Deb Borel reported that as of June 30, 2021 the Association had \$6,765 in Operating, \$54,166 in the Reserve Money Market and \$62,813 in the Edward Jones money market account.
2. Income Statement Year-to-Date - Overall, the Association was operating \$4,073 favorable to budget. All Reserve contributions have been made and all owners are current with dues.
3. 2021/2022 Budget Ratification –The budget includes a 5.5% increase to the Operating assessment and a 28% increase to the Reserve contribution. There were increases to the Management Fee, Landscaping, Insurance, Water & Sanitation, In Unit Amenities, Trash Removal and Gas. There was a decrease in Postage due to holding virtual meetings.

Motion: Kris Kaltenbacher moved to approve the 2021/2022 Budget as presented. Penny Longhofer seconded, and the motion carried.

VI. REPORTS OF COMMITTEES

There were no Committee reports.

VII. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding water damage insurance claims and a list of items that should not be put down garbage disposals or flushed in toilets. Owners were reminded to report all water leaks to Summit Resort Group immediately. Owners who rent should provide this information to their renters.

There was discussion about unauthorized use of the dumpster by neighboring properties. There was a suggestion to put a punch code lock on the dumpster enclosure.

Action Item: Kris Kaltenbacher will obtain lock pricing for three locks. One will be placed on the dumpster enclosure and the other two at the access points to the hot tub. Each owner will have their own access code so usage can be tracked.

VIII. ELECTION OF DIRECTORS

The terms of Jack Wilkinson and Eileen Huff expired this year and they were willing to run again. There were no other nominations from the floor.

Motion: Dennis Longhofer moved to elect Jack Wilkinson and Eileen Huff by acclamation. There was no objection and the motion carried.

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. NEW BUSINESS

There was no new business.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, August 6, 2022 at 9:00 a.m. via Zoom.

XII. ADJOURNMENT

Motion: Eileen Huff moved to adjourn the meeting at 9:39 a.m. Theresa Dombrowski seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____