

THE LODGE AT RIVERBEND CONDOMINIUMS
ANNUAL HOMEOWNER MEETING
August 6, 2022

I. CALL TO ORDER

The Lodge at Riverbend Condominiums Annual Homeowner Meeting was called to order by Gerri Walsh at 9:02 a.m. via videoconference.

II. ROLL CALL

Board Members Participating Were:

Gerri Walsh, President, #106

Eileen Huff, Secretary/Treasurer, #205

Dennis Longhofer, Vice President, #108

Patrick Ward, Member, #201

Homeowners Present Were:

Kris Kaltenbacher, #103

Penny Longhofer, #108

Bridget Ward, #201

William Andrea, #209

Megan Scully, #104

Theresa Dombrowski & William Faith, #109

Jill Meola, #202

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resource transcribed the minutes from recording.

III. PROOF OF NOTICE & QUORUM

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

IV. READING OF MINUTES

Motion: Gerri Walsh moved to accept the August 7, 2021 Annual Meeting minutes as presented. Eileen Huff seconded, and the motion carried.

V. REPORTS OF OFFICERS

A. President's Report

Gerri Walsh reported on the following:

1. The hot tub and deck project was completed. There were some delays due to scheduling of inspections. Gerri Walsh thanked Deb Borel for her work on the project and Kris Kaltenbacher for his assistance in procuring the programmable locks.
2. The installation of security cameras has been put on hold.
3. Streamside Lane and the parking lot were crack filled and seal coated at the expense of the Creek at Frisco Association.
4. Heat tape was added to the gutters and downspouts on the east side of the building to prevent ice build-up.
5. The phones in the elevator and fire alarm were switched to cellular service, providing a savings of about \$100/month.
6. The internet speed was increased to 300 Mbps and the television service was upgraded at no extra cost.

7. The asphalt portion of the roof was replaced in April at a cost of \$56,000. The flat roof membrane may need to be replaced in another year or two at an estimated cost of \$86,000. Several bids will be obtained from local and Front Range contractors.
8. The deck railings were repainted.
9. The annual boiler and elevator inspections were completed.
10. The fire alarms, sprinklers and extinguishers were inspected, including inside the units. Owners who rent are required to have carbon monoxide detectors 15' from each bedroom.
11. The garage floor was power washed.
12. The carpet was cleaned.
13. Exterior window washing was not done due to budget constraints.
14. The management fee was increased by \$200/mo mid-year to allow for an hourly wage increase to assist with staff retention.
15. Penny Longhofer was thanked for touching up the paint on the property sign.
16. Bill Faith and Therese Dombrowski were thanked for refurbishing the creek bench.
17. The SRG team was thanked for their work at the property.
18. A spring clean-up day will be scheduled in the spring next year.

Owner reminders:

1. There have been significant utility cost increases. Owners are asked to conserve energy and water whenever possible and to call management if they notice lights left on in unoccupied units. Thermostats can be turned down to 60 degrees during the winter when units are empty.
Action Item: Deb Borel will check the photo sensors/timers for all lights in the common areas to ensure they are set correctly.
2. Bikes that are not in working condition or not being used should be removed from the rack.
3. Quiet hours are 10:00 p.m. – 8:00 a.m. Use of the hot tub is not allowed during quiet hours.
4. All financials, meeting minutes, Rules and Regulations and insurance information are posted on the website.

Owner questions and comments addressed the following topics:

1. Internet – Some owners have experienced drop out of television and internet connections but it does not appear to be a universal problem at the property.
2. Hot Tub Lock – A PC laptop or a special device is needed to read the lock. Kris Kaltenbacher volunteered to research options and pricing to get the necessary equipment. There has not been any damage warranting a reading of the lock.
3. Garage Lights – **Action Item:** Deb Borel will have the bugs cleaned out of the garage lights.
4. Doors – **Action Item:** Deb Borel will have the stairwell and ski locker room door closers lubricated and adjusted.

B. Treasurer's Report

1. Balance Sheet - Deb Borel reported that as of June 30, 2022 the Association had \$2,702 in Operating, \$12,642 in the Reserve Money Market and \$61,519 in the Edward Jones CD that was renewed for one year in June.
2. Income Statement Year-to-Date - Overall, the Association was operating \$6,356 unfavorable to budget, mainly due to overages in Utilities, General Building Maintenance and Elevator. All Reserve contributions have been made and all owners are current with dues.
3. 2022/2023 Budget Ratification – Deb Borel reviewed the changes to the budget:
 1. There was a \$17,515 increase to the Operating assessment and an \$8,352 increase to the Reserve contribution to build the balance in anticipation of roof replacement.
 2. There were increases to the Management Fee (\$4,200), Landscaping (\$500), Insurance, Water & Sanitation (\$535), Trash Removal (\$414), Electric/Phone (\$555), General Building Maintenance (\$500), Elevator (\$948) and Annual Dues Creek at Frisco (\$425).

Motion: William Andrea moved to approve the 2022/2022 Budget as presented. Dennis 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 the importance of water damage insurance and a list of items that should not be put down garbage disposals or flushed in toilets. Laminated copies of the documents will be posted in the Clubhouse. There is information on the website regarding the recommended insurance coverages for owners.

VIII. ELECTION OF DIRECTORS

The term of Gerri Walsh expired and she was willing to run for re-election. Theresa Dombrowski was nominated. There were no other nominations from the floor.

Motion: Penny Longhofer moved to elect Theresa Dombrowski and Gerri Walsh by acclamation. The motion was seconded and carried.

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. NEW BUSINESS

A. Electrical Vehicle Charging Station

Will Andrea suggested consideration of installation of an electric vehicle station in the rear parking lot. There are grants and rebates available. Gerri Walsh said the State is offering a \$9,000 subsidy on a quarterly basis with priority to multi-family properties. The total cost would be about \$15,000 and electricity would have to be brought to the charging location. It would be a private charger for the property and owners/guests would be charged for use. Owners were asked to inform Deb Borel if they see electric cars using the garage outlets to

charge. Deb Borel noted an alternative to installing charging stations would be to allow use of the garage outlets for a fee.

Action Item: Deb Borel send a survey to all owners to determine the level of interest.

B. Owner Lounge

Will Andrea proposed converting the owner lounge, which is rarely used, into an exercise room with donated equipment. Items to be considered include liability, responsibility for repairs, hours of use and noise concerns for neighboring units.

Action Item: Deb Borel will include this topic on the owner survey.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, August 5, 2023 at 9:00 a.m. via Zoom.

XII. ADJOURNMENT

The meeting was adjourned at 9:52 a.m.

Approved By: _____
Board Member Signature

Date: _____