

The Lodge at Riverbend Board Meeting Minutes  
March 22, 2023

I. Call to Order

The meeting was called to order at 3:01 pm. Board members present via Zoom were Gerri Walsh, Patrick Ward, Eileen Huff, Theresa Dombrowski and Dennis Longhofer. Representing Summit Resort Group were Kevin Lovett and Deb Borel.

II. Introductions / Owners Forum

No owners, other than board members, were present. Notice of the meeting was posted on the website.

III. Approval of Minutes

The Board reviewed and approved the minutes from the November 21, 2022 Board meeting via email. This will be ratified under section VI.

IV. Financials

Financial Report as of January 31, 2023

January 2022 close financials report that The Lodge at Riverbend account balances are as follows:

- \$ 3,078.77 in the Alpine Operating
- \$19,987.26 in the Alpine Reserve Money Market Account
- \$61,970.80 in the Edward Jones CD

Major areas of variance are:

- Landscaping - \$1,100 under budget
- Gas - \$1,058.62 over budget

January 2023 P & L Reports that the association is \$609.04 over budget in Operating expenses.

As of January 2023 close, all Reserve contributions are current.

All owners are current with dues.

Capital Plan Review

- Tree Work - \$4,000 allocated (in the spring, an inspection will be done to determine the health of the trees)
- Water Heater Replacement - \$4,549 allocated (this will only be completed if necessary)
- Dryer Vent Cleaning - \$1,520 allocated (the cost for this is actually \$2,040)
- Reserve Management Plan - \$2,040 allocated – this will be considered in 2026.

- Painting of the small west side of the building is not in the reserve plan but is necessary this year.

V. Managing Agents Report- Deb Borel reported on the following:

Complete/Pending/Report Items

- The HOA was fined \$650 by NWCCOG for not completing monthly inspections. Deb asked Peak Elevator to pay the fine, but they said they had not billed for monthly service since April 2022, so we owed them \$1,800. We agreed that the HOA would not pay for services since April, but would pay the fine. Our service contract is now with Schindler Elevator. SRG now completes the monthly inspections.
- Dryer Vents will be cleaned in the spring of 2023.
- Trees at entrance will be evaluated in the spring.
- Fireplace inspections are complete. All owners took advantage of the special price except one owner who had already had theirs inspected.

VI. Motions via Email

Eileen made a motion to approve the following motions via email that have taken place since the last meeting:

- 08/18/2022 – Post Meeting Mailer Approved to send to owners
- 11/29/2022 – Minutes from the November 21, 2022 meeting approved

Gerri seconded, and the motion carried.

VII. Old Business

- EV Charging – this has been tabled until after the roof replacement is complete.
- Exercise Room – This will be discussed at the annual meeting.
- Audit – An audit will be done by Bill Faith this summer – Theresa will coordinate with Deb they will be set up in the office for this audit.
- Programable Thermostats are okay to be used with the current boiler, however, once the boiler is replaced with a high efficiency one, they may no longer be used. This will be placed on the agenda for the annual meeting. Joe will be asked if programable ones with timers can be installed.

VIII. New Business

- Roof Leak – Roof inspection will be done this spring.
- In June, Theresa and Deb will work to update the capital plan and create the operating budget for 2023-24.
- Insurance – After reviewing the Farmers proposal for insurance beginning April 1, 2023, Eileen made a motion to accept the proposal, increasing the price per square foot to \$325. Theresa seconded, and the motion carried.
- Staining 2023 – Gerri made a motion to approve the bid from DR Custom to complete the staining of the small west side of the building. Dennis seconded, and the motion carried. Theresa abstained.
- Cameras in Hot Tub Area- the board discussed placing cameras in the hot tub area. After discussion, the board agreed that placing cameras will be

considered once the current lock reader is working properly. This will be placed on the agenda for the next meeting.

F. Hot Tub Area Signage – signs will be purchased and placed in the hot tub area with occupancy limits.

G. Patrick pointed out that the lock on the outside entrance to the hot tub needs to be insulated. SRG will complete this project.

IX. Next Board Meeting Date

The Board will meet on June 22, 2023 in the form of a walk around. If an actual board meeting is needed, one will be scheduled.

X. Adjournment

With no further business, at 4:39 pm Theresa made a motion to adjourn. Eileen seconded, and the motion carried.

Approved by:\_\_\_\_\_ Date:\_\_\_\_\_