

The Lodge at Riverbend Board Meeting Minutes
June 30, 2022

I. Call to Order

The meeting was called to order at 1:06 pm. Board members present via Zoom were Gerri Walsh, Patrick Ward, Eileen Huff 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 March 3, 2022 Board meeting via email. This will be ratified under section VI.

IV. Financials

Financial Report as of May 31, 2022

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

- \$ 5,090.20 in the Alpine Operating
- \$ 7,682.41 in the Alpine Reserve Money Market Account
- \$61,887.16 in the Edward Jones account

Major areas of variance are:

- Roof and Parking Snow and Ice Removal - \$2,124.06 under budget
- Utilities - \$1,307.12 over budget
- General Building Maintenance - \$2,788.98 over budget
- Elevator - \$3,272.48 over budget – Six months of payments from last fiscal year were made this year as well as the repairs and elevator keys that were necessary per NWCCOG

May 2022 P & L Reports that the association is \$6,197.05 over budget in Operating expenses.

SRG will reimburse the \$1,100 of landscaping expenses.

As of June 2022 close, all Reserve contributions are current.

All owners are current with dues.

The Board reviewed the capital plan.

2022-2023 Annual Budget Review – The board reviewed the 2022-23 proposed annual budget. Gerri made a motion to approve the budget for presentation to

owners at the annual meeting. Dennis seconded, and the motion carried.

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

Complete/Pending/Report Items

- a. Painting is complete (scope changed)
- b. Asphalt shingles on roof has been replaced
- c. Raked front yard
- d. Cleaned out landscaped bed
- e. Turned on irrigation
- f. Annual fire safety inspections are complete
- g. Annual fire extinguisher inspections are complete
- h. Garage has been power washed

VI. Motions via Email

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

- a. 03/04/2022 – Approval of minutes from March 3, 2022 Board Meeting
- b. 03/04/2022 – Approval to switch to cellular for fire alarm monitoring
- c. 03/17/2022 – Approval of Farmers Insurance without adding Workman's Comp
- d. 05/04/2022 – Approval to repair sprinkler deficiencies
- e. 05/06/2022 – Approval for CD Renewal

Dennis seconded, and the motion carried.

VII. Old Business

There was no Old Business to discuss

VIII. New Business

- A. EV Charging – Gerri reported that an owner had asked if the board would consider adding an EV charging station. This will be discussed at the annual meeting and information will be gathered. The state offers a grant for up to \$9,000 to HOA's if EV is installed. The next opportunity to apply for the grant is in October. The minimum number of spaces to qualify for the grant is 2. A board member reported that in past years a vehicle has been charging in the garage on HOA power. SRG will keep an eye out to make sure no one is plugged into common outlets.
- B. Concrete / Walk Around Needs – concrete work will be postponed for one or two years. The board will discuss this in the spring of 2023.
- C. Painting – Eileen reported that some touch up needs to be done where the rock work meets the trim and on two areas on the front side. Dennis or Gerri will look at it and report to SRG.
- D. Window washing will be done next fiscal year.
- E. The board will complete a walk around to determine if carpet cleaning is necessary and report to SRG.
- F. Annual Meeting Notice – the board approved the meeting notice as presented.
- G. Gerri is on the Creek at Frisco Board and her term expired. Theresa Dombrowski would like to replace her as LRB represented.

IX. Next Board Meeting Date

The Board will meet in August prior to the annual meeting. A board meeting will follow the annual meeting to elect officers.

X. Adjournment

With no further business, at 2:35 pm a motion was made and seconded to adjourn.

Approved by:_____ Date:_____