

The Lodge at Riverbend Board Meeting Minutes  
July 31, 2023

- I. Call to Order  
The meeting was called to order at 3:05 pm. Board members present via Zoom were Gerri Walsh, Theresa Dombrowski, Dennis Longhofer and Eileen Huff. Representing Summit Resort Group was Deb Borel.
- II. Introductions / Owners Forum  
Notice of the meeting was posted on the website. No owners, other than board members, were present.
- III. Approval of Minutes  
The Board reviewed and approved the minutes from the March 22, 2023 Board meeting via email. This will be ratified under section VI.
- IV. Motions via Email  
Eileen made a motion to approve the following motions via email that have taken place since the last meeting:
  - i. 03/28/2023 – Approval of minutes from March 22, 2023
  - ii. 07/05/2023 – Approval of annual meeting notice to send to owners
  - iii. 07/10/2023 – Approval to ride the market with regards to gas prices
  - iv. 07/20/2023 – Approval to complete roof repairsTheresa seconded, and the motion carried.
- V. New Business
  - A. Universal Recycling Update – Deb meets with a representative from the program on August 1. Beginning June 30, 2024, 50% of all HOA's must have the recycling program in place and all HOA's must comply by June 30, 2025. There must be 50% of recycling to trash ratio. LRB currently has a 6-yard rolling dumpster. To fulfill the requirement, we must either change the current trash dumpster to 4 yards and add 2-yard dumpster for recycling, or keep what we have now, and add 6 – 96 gallon recycle totes. This update will be added to the President's Report. The board discussed adding a combination lock to the dumpster door to lessen recycling contamination. This will be discussed further once the program is in effect.
  - B. Deb will add a paragraph in the welcome letter letting owners know they cannot place move in/move out boxes into the dumpster.
  - C. 2023 Annual Meeting Packet Review – The board reviewed the annual meeting and discussed presentation.
  - D. Next year's annual meeting will be scheduled for Wednesday, August 7, 2024 at 6:00 pm.
  - E. Hot Tub Hours are 10:00 am to 9:00 pm. A laminated sign will be placed indicating the updated hours along with occupancy of 6 people max. One sign will be placed on the clubhouse sliding door leading to the hot tub and one at the hallway entrance. Keypad lock timers will be changed as time changes.

- F. Joel was commended for his wonderful work at the complex.
- G. Theresa made a motion to pay monthly for insurance beginning in April 2024 instead of annually. This will improve cashflow. Eileen seconded, and the motion carried.
- H. Creek Dues – The board has requested that The Creek at Frisco allow them to split the LRB dues into two equal payments payable January 1 and June 1 instead of paying all at once. This will help them with cash flow.

VI. Next Board Meeting Date

The Board will meet on Saturday, August 5, 2023 following the annual meeting via Zoom to elect officers. Next meeting will be early November. Deb will poll the board in October for a date.

VII. Adjournment

With no further business, at 3:40 pm, a motion was made and seconded and all in favor to adjourn.

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