

The Lodge at Riverbend Board Meeting Minutes
November 10, 2020

I. Call to Order

The meeting was called to order at 1:03 pm. Board members present via Zoom were Gerri Walsh, Jack Wilkinson, Eileen Huff, Patrick Ward and Dennis Longhofer. Representing Summit Resort Group was Deb Borel.

II. Introductions / Owners Forum

Notice of 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 June 27, 2020 Board meeting via email. This will be ratified under section V. The annual meeting minutes were included in the board meeting packet.

IV. Financials

A. September 30, 2020 close financials (fiscal year-end close) report that The Lodge at Riverbend account balances are as follows:

- \$ 5,973.82 in the Alpine Operating
- \$36,210.63 in the Alpine Reserve Money Market Account
- \$62,807.75 in the Edward Jones CD – expired 10/25/19 (money currently resides in cash clearing)
- September 2020 P & L Reports that the Association is \$8,306.33 over budget in Operating expenses.
- The board discussed areas of variance
- All owners are current with dues.
- As of September close, all Reserve contributions are current.
- The Board approved the financials as presented.

B. The special assessment will be billed March 1, 2020 for an April 1, 2020 due date.

V. Managing Agents Report

Deb reported on the following items:

A. Complete Items

- a. Irrigation pressure issues fixed
- b. Fire panel work complete
- c. Fire sprinkler repairs
- d. Dry wall repairs complete from sprinkler repairs
- e. Carpets were cleaned
- f. Installed slide lock on dumpster door to prevent bears from opening the door and rolling the dumpster out
- g. Dryer vent cleaning complete - this will be completed every three to five years. Will be placed on the capital plan for every 4 years
- h. Window cleaning complete
- i. Stone repair complete
- j. Exterior painting complete

- k. Wood siding repair complete
- l. Installation of new gutters is complete
- m. Removal of aspens that were hitting the building are complete

B. Pending Items

- a. Hot tub installation

C. Report Items

- a. SRG will continue to monitor ice buildup on building and remove when necessary
- b. Continued monitoring of drywall in garage and shovel snow as necessary

VI. Motions via Email

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

- i. 3/13/20 – Common area closure approved
- ii. 3/23/20 – Approval of March meeting minutes
- iii. 4/18/20 – Approval of Email update to owners
- iv. 4/18/20 – Dryer vent cleaning approval
- v. 6/4/20 – Approval of bid for sprinkler repairs
- vi. 6/16/20 – Elevator work approved
- vii. 7/2/20 – Post meeting mailer approved
- viii. 10/3/20 – Box trailer request denied

Gerri seconded, and the motion carried.

VII. Old Business

- A. Hot Tub Update – Hot tub is scheduled to be placed in early December.

VIII. New Business

- A. Tiger Gas Renewal – The board reviewed options for renewal with Tiger Natural Gas. Dennis made a motion to sign a two-year contract for a price lock. Patrick seconded, and the motion carried.

IX. Next Board Meeting Date

The Board will meet in February 2021. The board will be polled in February to set a date.

X. Adjournment

With no further business, at 1:28 pm a motion was made and second to adjourn.

Approved by: _____ Date: _____