

The Lodge at Riverbend Board Meeting Minutes  
November 15, 2021

- I. Call to Order  
The meeting was called to order at 3:00 pm. Board members present via Zoom were Gerri Walsh, Eileen Huff, Dennis Longhofer and Jack Wilkinson. Representing Summit Resort Group was Deb Borel.
- II. Introductions / Owners Forum  
No Owners other than board members were present.
- III. Approval of Minutes  
The Board reviewed and approved the minutes from the August 3, 2021 Board meeting via email. This will be ratified under section VI.
- IV. Financials
  - A. September 30, 2021 fiscal year close financials report that The Lodge at Riverbend account balances are as follows:
    - \$15,163.69 in the Alpine Operating
    - \$47,006.55 in the Alpine Reserve Money Market Account
    - \$62,814.70 in the Edward Jones money market account
    - September 2021 P & L Reports that the Association closed the fiscal year \$6,035.19 under budget in Operating expenses.
    - All owners are current with dues.
    - As of September close, all Reserve contributions are current.
    - The Board approved the financials as presented.
    - Eileen made a motion to transfer half of the operating surplus (\$3,017.60) into Reserves. Gerri seconded, and the motion carried.
- V. Managing Agents Report- Deb Borel reported on the following:  
Complete/Pending/Report Items
  - Hot tub installation is almost complete. The handrail is installed, and inspection should take place on Wednesday. If the board decides to install keypad locks that track hot tub usage, a sign will be installed stating that if damage occurs, the owner will be billed for the cost of repairs, included a drain and fill, if necessary.
  - Electricity has been added to the garage entrance for heat tape. Heat tape installation is pending.
  - Asphalt portion of the roof will be replaced in the spring
  - Crack fill and seal coat is complete
  - The zone valve in unit 208 was replaced
- VI. Motions via Email  
Gerri made a motion to approve the following motions via email that have taken place since the last meeting:
  - i. 08/05/2021 – Approval of minutes from 8/3/2021 Board meeting

- ii. 08/05/2021 – Approval for Sanchez to build hot tub deck
  - iii. 08/19/2021 – Approval to send Post Annual Meeting Mailer to Owners
  - iv. 08/19/2021 – Approval of minutes from 08/07/2021 Board meeting
  - v. 08/26/2021 – Approval to hire Northwest Roofing to replace asphalt portion of the roof in the spring of 2022
  - vi. 09/02/2021 – Approval for unit 101 to install vinyl flooring
  - vii. 10/29/2021 – Fiscal Year end financials approved
- Dennis seconded, and the motion carried.

VII. Old Business

- A. Security Cameras – The board discussed the cost to install two security cameras. This will be tabled until a later date. Deb will talk to Comcast about the cost to add a commercial line and other options.
- B. Loan for Roof – The board discussed the possibility of obtaining a loan when the time comes to replace the membrane portion of the roof. This will be tabled until necessary.

VIII. New Business

- A. Keypad Lock for Dumpster Enclosure and Hot Tub Access – Deb will obtain additional information on how data is collected from the lock.
- B. Cellular for Elevator Phone Service – Gerri made a motion to hire Kings III to provide cellular service for the elevator phone. Dennis seconded, and the motion carried.

IX. Next Board Meeting Date

The Board will meet in February or March 2022 via Zoom.

X. Adjournment

With no further business, at 4:02 pm, a motion was made and seconded and all in favor to adjourn.

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