

The Lodge at Riverbend Board Meeting Minutes  
February 23, 2021

I. Call to Order

The meeting was called to order at 3:03 pm. Board members present via Zoom were Gerri Walsh, Eileen Huff, Patrick Ward, Dennis Longhofer and Jack Wilkinson. Representing Summit Resort Group was Deb Borel.

II. Introductions / Owners Forum

Owner, Therese Dombrowski was present. Notice of the meeting was posted on the website.

III. Approval of Minutes

The Board reviewed and approved the minutes from the November 10, 2020 Board meeting via email. This will be ratified under section VI.

IV. Financials

A. January 31, 2021 close financials report that The Lodge at Riverbend account balances are as follows:

- \$ 3,819.17 in the Alpine Operating
- \$33,222.03 in the Alpine Reserve Money Market Account
- \$62,810.19 in the Edward Jones CD – it was noted that this money is in a money market account with Edward Jones until the hot tub situation is determined.
- January 2021 P & L Reports that the Association is \$634.23 over budget in Operating expenses. This overage is due to the billing for landscaping after the fiscal year ended.
- All owners are current with dues.
- As of January close, all Reserve contributions are current.
- The Board approved the financials as presented.

B. 2021 Capital Plan Review

- Staining North side of building - \$9,125 allocated
- Hot Tub Replacement - \$37,381 left in allocation (paid \$17,619 in 19-20)
- Water Heater Replacement \$4,549 allocated
- Parking Lot Crack Fill and Seal Coat - \$1,084 allocated – striping may be done this summer, but asphalt looks good.
- The roof will be inspected in the spring to determine the lifespan.
- The south side of the roof has a lot of ice buildup

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

Complete Items

- Fire sprinkler and alarm testing is complete
- Failed injection pump was replaced (The HOA will order another pump to keep on hand in case this one fails. The cost of the pump will be expensed from Reserves)
- Backflow testing is complete
- Clubhouse code was updated again due to someone continuing to get in and shower, etc.

Pending Items

- Hot tub installation – This work has begun. The county may require a drain be installed, but the plan is to drain the tub water into the kitchen sink as has always been done.

Report Items

- Continued monitoring the 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. 11/30/20 – Approval of Minutes from the 11/10/20 meeting
- ii. 12/18/20 – Approval of window replacement request
- iii. 1/21/20 – 2019-20 tax returns approved

Gerri seconded, and the motion carried.

VII. Old Business

A. Hot Tub Progress – John has begun installing the hot tub. After the install is complete, the electrician will come in and hook up the electricity. The next step is for the county to inspect. After the county has certified that it is installed property, the deck will be built around it.

VIII. New Business

A. Annual Disclosures

- HB 1254 – Per Colorado legislation, SRG presented the annual Management Fee Disclosure to the Board.
- 2020 Disclosure – it was noted that the Annual Disclosure of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents may be found online at the HOA's website.

B. DR Custom – The board reviewed a bid to stain the back side of the building. The board will look at the condition of the stain and determine if it needs to be completed this summer. SRG will determine when it was last stained.

C. Property Management Agreement renewal – The board broke into and Executive Session on a separate Zoom call to discuss.

D. Fire lane sign will be placed by the parking lane – Otto will work with Theresa for placement.

IX. Next Board Meeting Date

The Board will meet in early May 2020. SRG will poll the board in mid-April to set a date.

X. Adjournment

With no further business, at 4:15 pm a motion was made and seconded to adjourn.

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