

The Lodge at Riverbend Board Meeting Minutes
July 31, 2025

- I. Call to Order
The meeting was called to order at 5:24 pm. Board members present via Zoom were Gerri Walsh, Kris Kaltenbacher, and Theresa Dombrowski. Representing Summit Resort Group was 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 the Meeting Minutes from the April 2, 2025 board meeting. Gerri made a motion to approve as presented. Theresa seconded, and the motion carried.
- IV. Motions via Email
Theresa made a motion to approve the following motions via email that have taken place since the last meeting:
 - i. 03/15/2025 – Approval of Farmers Insurance 2025-26
 - ii. 04/09/2025 – Approval of EV Policy
 - iii. 06/05/2025 – Approval to replace boiler pump
 - iv. 06/24/2025 – Approval of Annual Meeting to be send to owners
 - v. 06/25/2025 – Approval to obtain roof replacement bids for this summer
 - vi. 06/27/2025 – Approval of Collection Policy
 - vii. 07/22/2025 – Approval to hire Leo's Roofing to replace membrane portion of the roof this summerKris seconded, and the motion carried.
- V. Old Business
A. There was no Old Business to discuss.
- VI. New Business
A. Comcast Renewal – The board reviewed a Comcast renewal proposal. After review, Kris made a motion to approve as presented. Theresa seconded, and the motion carried.
B. 2025 Annual Meeting Packet Review – The board reviewed the annual meeting packet and discussed presentation.
C. Deb will determine the towing rules for private street parking.
- VII. Next Board Meeting Date
The Board will meet on July 31, 2025 following the annual meeting to elect officers.

VIII. Adjournment

With no further business, at 5:46 pm Theresa made a motion to adjourn. Kris seconded, and the motion carried.

Approved by:_____ Date:_____