

The Lodge at Riverbend Board Meeting Minutes
August 6, 2026

I. Call to Order

The meeting was called to order at 5:02 pm. Board members present via Zoom were Gerri Walsh, Terry Cunningham, 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 1, 2026 board meeting. *Theresa made a motion to approve as presented. Gerri 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. 04/13/2026 – Approval of the Inspection Policy
- ii. 04/13/2026 – Approval of the Minutes from the April 1, 2026 Board Meeting
- iii. 04/23/2026 – Approval to replace boiler pump
- iv. 05/14/2026 – Approval to obtain a bid from Greenscapes to remove leaves and deadfall from around the building and to plant flowers in the back bed.
- v. 06/16/2026 – Approval to hire Britt and Ben to clean dead fall and Greenscapes to plant flowers
- vi. 06/24/2026 – Approval of 2026-27 Budget with no increase to Reserve Contribution
- vii. 07/02/2026 – Approval to send Annual Meeting Notice to Owners
- viii. 07/07/2026 – Approval to replace the flanges in the fire suppression system
- ix. 07/14/2026 – Approval NOT to have Britt and Ben complete fire mitigation

Gerri seconded, and the motion carried.

V. Old Business

- A. Sprinkler Damage Unit Update – After the drawers are added to the vanities and the punch list items are complete, final payment will be made to Travis Construction.

VI. New Business

- A. Insurance Coverage – Deb will call Farmers Insurance and inquire about water line insurance for the HOA.
- B. Board Expiration Dates – Theresa’s term will expire in 2027, resulting in staggered expiration dates for each of the three-year Board terms.
- C. LRB Fire Mitigation Report – Gerri presented the complimentary Fire Mitigation Report that she received from Summit Fire an EMS. She discussed the items that they recommended be changed to mitigate fire danger. Based on the report, the following items have been or will be addressed:
 - Justin has trimmed 5 feet from the building and blew the leaves.
 - Theresa and Bill will remove the juniper bushes throughout the property.
 - Lower limbs need to be removed from pine trees.
 - Teepee’s will be removed from the Creek property, along with the dead trees in the common area.The report also stated that owners should remove cushions from deck furniture when not in town.
- D. 2026 Annual Meeting Packet Review – The board reviewed the annual meeting packet and discussed presentation.
- E. *Terry made a motion that all positions stay the same as long as the current members remain on the board. Theresa seconded, and the motion carried.*
- F. The current members have reviewed the Conflict of Interest Policy and Gerri and Theresa have signed the required acknowledgement. Terry will sign one for the files.

VII. Next Board Meeting Date

The Board may meet on August 6, 2026 following the annual meeting to elect officers. If they do not need to meet, there will be a meeting in the fall.

VIII. Adjournment

With no further business, at 5:41 pm *Gerri made a motion to adjourn. Terry seconded, and the motion carried.*

Approved by:_____ Date:_____