

**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

November 13th, 2020

I. CALL TO ORDER

The meeting was called to order at 2:01pm via Zoom.

Board members in attendance were:

Eric Geis
Virginia Johnson
Stu Moore

A quorum was present.

Representing Summit Resort Group in person were Kevin Carson and Kevin Lovett

II. OWNERS/VENDOR FORUM

Notice of the meeting was posted on the website. No owners were in attendance.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the August 14th, 2020 Board Meeting were reviewed. Eric suggested the following revisions.

- Change Tony Paint work to Stain work
- Clarify irrigation repairs were on the main line between the boiler room and dumpster.

Eric made a motion to approve the minutes as revised, and Virginia seconded. The motion carried.

IV. FINANCIALS

Year to Date Financials

September 30th, 2020 *Fiscal Year Close* balance sheet reports:

\$78,694 in Operating
\$148,276 in Reserves

September 30, 2020 P & L vs budget reports \$330,943 of actual expenditures vs. \$345,276 of budgeted expenditures. A YTD underage of \$14,332.

Areas of significant variance include:

- Gas - \$4,029 under due to timing
- Electric - \$4,509 under due to timing
- In-Unit Amenities - \$2,583 under due to timing
- Snow Removal - \$1,923 under
- General Building Maintenance - \$1,066 under
- Plumbing and Heating - \$505 under
- Spa Repairs and Maintenance - \$3,161 under
- Window Cleaning - \$2,195 under due to timing
- Spa Repairs and Maintenance - \$4,811 under due to COVID shutdown
- Spa supplies - \$1,611 under due to COVID shutdown
- Unit Refurbishment - \$8,020 over due to pinhole leak repairs

A/R is good. All units are current on dues!

Kevin C will true up the financial report and verify fiscal year end financial. Any underage in the operating account will be transferred to reserves.

V. MANAGING AGENT'S REPORT

Kevin Carson reviewed the managing agent's report as follows:

Completed Items

- New mask signs added
- New luggage cart on order (arrives 11/18)
- 2606 and 2626 pinhole leak repairs. Copper pipe replaced with PEX
- Boiler room ball valve repair
- Backflow preventer and main water shutoff repair
- East elevator repairs to hydraulic lifter
- Large bush by 2604 trimmed to ground and landscaping cleaned
- Allied fire alarm systems testing
- Parking lot lighting conduit installed
- Concrete and stonework repairs
- Breck Mech quarterly PM
- R&R Revisions and updates
- Refilled all hand sanitizer dispensers
- Hallway carpet replacement

Pending Items

- Deck repairs at 2627, 2617, and 2638 post (schedule for this month)
- Greenscapes 2603 corner bed improvements (delayed until next Spring)
- Week of Thanksgiving
 - All 3 Turbo max boilers turned on
 - Inflate tires and check bolts on luggage carts
 - Check sanitizer stations
- Refinish both sides of wooden doors to Great Room

Leaks

- No new leaks were reported.

Actions Via Email

- 9/21/20 – Appointment of Officers for 2021
- 10/9/20 – Backflow Preventer Replacement – Approved
- 10/26/20 – Quiet Hours Rule Change – Approved
- 10/28/20 – Elevator Repairs - Approved

VI. OLD BUSINESS

- Implement Oversized Van and Truck Parking

- There was continued discussion on adding additional oversized spaces. The signs are on site and can be added with short notice. At this time there is no need for additional spaces.
- Deck Inspection Results and Repair Plans
 - Stu and Kevin performed an additional deck walkthrough and identified 2 units for repair. 2627 and 2617. Brian Waite has those on the schedule for November and owners are aware of the work. He will also repair the rotting post at unit 2638.
 - Stu and Kevin noted that most of the posts seem to rot due to water intrusion from the top. A post cap may prevent further rotting. Lowes has a variety of options with an average price of \$10 per cap. The board discussed cap options. Stu and Kevin will provide samples for review at the February Board Meeting. Virginia also noted that the cedar posts surrounding the hot tub area will need caps as well.
 - The option of using Trex or an equivalent product for one deck was discussed. Stu selected Moisture Shield and the Board agreed to move forward with the replacement of the deck boards at 2615.
- Hallway painting was discussed. This will be revisited in the spring. The front entry doors to the great room should be re stained at the same time.
- The hallway carpet repairs were discussed. Coventry Carpet will return to TFL to inspect and repair the problematic areas. The reoccurring stain on the 1st floor east elevator has not returned.
- Backflow Preventer Replacement
 - It was noted that Breck Mech completed the repairs very quickly and did not require their estimated full day water shutoff. The Board requested that SRG verify they are billing at the correct discounted rate per the preventative maintenance agreement. It was also noted that SRG should contact Snake River Water to determine if the street side shutoff valve has been repaired.

VII. NEW BUSINESS

- The necessary repairs to the elevators were discussed and scheduled. Peak is working to schedule this service and noted it will require both elevators to be out of service for a full day. Eric suggested that the repairs should be spread across two days so one elevator is always in service.
- The Board reviewed an owner request to add additional trash bins near the doggie bag dispensers. Virginia noted that while this would be convenient there were odor concerns unless they were emptied on a daily basis. No additional bins will be added at this time.
- Window Washing
 - The window washing performed this year was discussed. It was noted that Consider it Done used a pressure wand rather than hand washing as they did in the past. This did not provide as thorough a clean as previous years and the Board requested that next year CID performs a hand wash of each window.
- Hallway Lighting
 - The Board continued to discuss the possibility of replacing the interior hallway lights. It was noted they should be in the same style as the great room. Eric suggested scheduling a meeting with a representative from Inside Source to provide options for consideration. Kevin L indicated SRG has an electrician on staff that can perform the replacement.

- R&R violations with STR units were discussed. In the event that there are continued issues with STR units SRG will contact the rental management company if a rules violation is reported on the after hours line.

VIII. NEXT MEETING DATE

The next meeting is scheduled for February 12th at 3:00pm. Location TBD depending on COVID-19 restrictions.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 3:34pm.

Approved By: _____
Board Member Signature

Date: _____