



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

February 10th, 2023

I. CALL TO ORDER

The meeting was called to order at 2:00pm at Tenderfoot Lodge

Board members in attendance were:

Stu Moore – President
Jason Heimink – Vice President
John Frederick – Secretary/Treasurer
Brett Hawkins – Member
Eric Geis - Member

A quorum was present.

Representing Summit Resort Group were Kevin Lovett and Kevin Carson

II. OWNERS/VENDOR FORUM

Representatives from Comfort Systems and Tolin met with the board and discussed their proposals for preventative maintenance on the building.

Kevin Lovett from SRG discussed a proposed 5% management fee increase with the June 1st contract renewal.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 11.22.22 meeting were reviewed.

MOTION: Eric made a motion to approve the minutes. John seconded. The motion was seconded and carried with all in favor.

IV. RATIFY ACTIONS VIA EMAIL

The Board reviewed the following actions made via e-mail since the last meeting.

- A. Hot tub boiler change order – 12/28/22
- B. Appoint 5th board member 1/16/23
- C. Investment of Reserves with RBC – 1/16/23

MOTION: Stu made a motion to ratify. Jason seconded the motion. The motion was seconded and carried with all in favor.

V. FINANCIALS

Kevin Carson reported on the following financials.

Balance Sheet

December 31st, 2022 balance sheet reports:

\$39,143 in Operating

\$378,595 in Reserves

Profit and Loss

December 31st, 2022 P & L vs budget reports \$94,900 of actual expenditures vs. \$95,668 of budgeted expenditures. An underage of \$767 or .8%. We are right on budget!

Areas of significant variance include:

- Natural Gas - \$2,031 over
- Trash Removal - \$1,220 over
- General Building Maintenance - \$3,607 under
- Ground and Landscaping - \$1,925 over due to Greenscapes bill timing.
- Unit Refurbishment - \$3,025 under – no leaks!

Accounts Receivable

A/R report looks good. All units are current. Many are prepaid.

MMC Review

The board reviewed the MCC projects listed for 2023.

VI. Association Business

A. Review preventative maintenance agreement and proposals

- i. Following discussion, the Board approved moving forward with a 1-year agreement with Tolin Mechanical for building preventative maintenance.

B. Garage door

- i. A proposal from Vortex to replace the garage doors was reviewed and declined. Kevin provided an update on the last garage collision and the Associations efforts to collect from the responsible owner.

C. EV charger update and pricing discussion

- i. Kevin provided an update on the EV charger installation. The board discussed pricing.

D. Investment of reserves

MOTION: Eric made a motion to invest \$75,000 in a 3 month CD, and \$75,000 in a month CD with Edward Jones. The motion was seconded by Stu and carried with all in favor.

E. MMC Review and 2023 project planning

- i. The following projects were identified for 2023.
 - I. Roof inspections – annually going forward with Northwest.
 - II. Roof gutter project, courtyard and stalagmite ridge.
 - III. Siding repairs – to be identified during spring walkthrough.
 - IV. Trex replacement for hot tub surround.
 - V. Retaining wall repairs.
 - VI. Hot tub plumbing, excavate and replace.

F. Stalagmite ridge heat tape

- i. There was continued discussion on the ice buildup following the heat tape being turned off. Turning off the heat tape resulted in an ice dam in the area that began pushing water through the roof overhang. No additional action will be taken this winter and the issue will be reevaluated after gutters are installed.

G. Update on recent domestic heat issues

- i. The board discussed the recent sub standard performance from Breck Mech. Kevin noted that he had reached out to PSI and Tolin Mechanical for competitive estimates for a similar agreement and would present them for review at the next board meeting.

VII. NEXT MEETING DATES

The board set the following dates for 2023 Meetings.

- I. May 19th at 2:00pm
- II. August 7th – Budget Meeting – time TBD.
- III. August 11th at 2:00pm
- IV. Annual Meeting – September 9th at 9:30am
- V. November 10th at 2:00pm

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 4:30pm

Approved By: _____
Board Member Signature

Date: _____