



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

February 11th, 2021

I. CALL TO ORDER

The meeting was called to order at 1:58 pm at Tenderfoot Lodge

Board members in attendance were:

Eric Geis – President

Virginia – Vice President

Stu Moore – Secretary/Treasurer

A quorum was present.

Representing Summit Resort Group was Kevin Carson

II. OWNERS/VENDOR FORUM

Philip Varley (2652) and Nick Strong (Kinser Insurance) attended the meeting. Nick presented an overview of the Tenderfoot insurance policy.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 11.12.21 Meeting were reviewed.

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

IV. FINANCIALS

Balance Sheet

December 31st, 2021 balance sheet reports:

\$86,149 in Operating

\$274,341 in Reserves

Profit and Loss

December 31st, 2021 P & L vs budget reports \$87,304 of actual expenditures vs. \$86,757 of budgeted expenditures. An overage of \$547

Areas of significant variance include:

- Professional Services - \$1,962 over due to Mark Richmond opinions
- Natural Gas - \$2,870 over
- General Building Maintenance - \$1,736 over
- Plumbing and Heating - \$3,170 under
- Unit Refurbishment - \$3,900 under

Accounts Receivable

A/R report looks good. Many owners have prepaid dues.

MMC Review

The MMC was reviewed and updated.

V. MANAGING AGENT'S REPORT

Kevin Carson reported on the following items.

Completed Items

*Since last board meeting.

- Hot tub ground water chemical test.
- Additional deck repairs on 2627 and 2632 (2632 will need paint in fall)
- 3rd floor catwalk mats zip tied in place
- Garage sweeper brushes replaced
- Skier entrance sign replaced
- Great room door entry sign "pull up" installed
- Electrical repairs for hot tub and bike path lights (temporary)
- Richmond bike path and rules violation opinions
- Terminated Peak Elevator contract
- Garage door repairs from collisions
- LED lights for hallway fixtures
- Remote Lock Repairs – 3 units replaced under warranty
- Backflow testing
- Fire system deficiency repairs
- TKE Elevator repairs – door operator, control board, and power supply for west elevator replaced.
- New hot tub covers
- SRG staff boiler reset tutorial with Breck Mech

Pending Items

- Updated rules and recycling info posted in units
- Removal of ice buildup on 3rd floor walkway near east stairwell
- West stairwell light replacement

- Glycol feeder electrical repair
- Parking lot light electrical repair

Leaks

- We had two very minor unit to unit leaks that were not caused by HOA maintained elements since our last meeting.

VI. RATIFY ACTIONS VIA EMAIL

The Board ratified the following actions made via e-mail.

- A. Fire Deficiency Repair Approval – 12/7/21
- B. TKE Elevator Switch repair – 12/10/21
- C. TKE Authorization for repairs – 12/16/21
- D. TKE Contract Approval – 12/30/21
- E. Motion to fine owners for any damage to common area in addition to assessing repair costs – 2/8/22

VII. OLD BUSINESS

F. EV Charging Stations

- i. The board reviewed the proposed EV charging agreement from Xcel.

MOTION: Eric made a motion to approve the excel agreement. Stu seconded and the motion carried with all in favor.

G. Elevator Modernization

- i. Kevin C provided a breakdown of the 3 estimates for modernization we have received. The OTIS bid was generic and too old to be used for comparison.

	Peak Elevator	TKE Elevator	Centric Elevator
Estimate Received	6/4/2020	1/28/2022	12/2/2021
Cost	\$ 191,746.00	\$ 285,253.90	\$157,811.00
Work by others	\$ 41,140.00	included	unknown
Add ons	\$ 38,000.00	none	none
Total Cost	\$ 270,886.00	\$ 285,253.90	\$157,811.00

- ii. TKE has also noted that our current power units and solid state starters should be replaced. They provided an estimate of \$51,100 for this work. If we replace those units now we will see a discount of around \$35,000 per elevator when we modernize. *This estimate is per elevator - \$102,000 total.*
- iii. If we do not want to order that work TKE suggests we at least replace the oil and packings for around \$24,000.
- iv. The board decided to hold off on the proposed upgrades and modernization. Kevin C will enter the TKE modernization cost into the MMC.

H. 2nd Floor Fire Door Replacement

- i. We have received 3 estimates for this work.
 - Vortex – \$3,965
 - Denver Door - \$4,007
 - Gregory Door and Window - \$2,688
- ii. The board approved the estimate from Gregory Door and Window.

I. Waste Management Issues

- i. There was continued discussion regarding the past issues with waste management and missed pickups. Kevin C noted there have not been missed pickups in several week.

J. Hot Tub Estimates

- i. Mark Kinghorn is no longer able to perform or manage the physical work, but can still draft us plans. He has provided an estimate of \$16,500 for this work.
- ii. Kevin is exploring other GC's that may be able to assist.
- iii. The board asked Kevin C to see if new shells in the same size were available.

K. Stairwell light replacement

- i. Eric has brought up new fixtures. Robin will install next week including one test fixture on the center stairwell.
- ii. We also need to look at replacing several of the emergency egress lights that have failed battery backups. Robin is looking at fixture options.

L. Catwalk Floor Mats

- i. Eric noted that we may need to nail down a few of the mats on the 3rd floor. When the weather warms we will set the mats on the 4th floor and zip tie them together.

VIII. NEW BUSINESS

A. Board Succession Planning

- i. Eric initiated a discussion regarding the future of the Tenderfoot HOA board. At the next annual meeting Eric will step down as President to replace Stu. Virginia will not be running for reelection.
- ii. SRG was asked to send notice to all owners soliciting future board members.

B. Backup Generator

- i. We received some information back from Triangle Electric on the backup generator. Price would vary wildly depending on what we want it to power. They suggested a generator that runs on natural gas rather than diesel. Size would range from a small car to a semi truck trailer depending on what we want to power.
- ii. Due to the complexity and cost a backup generator is not being considered at this time.

C. Garage Door Height

- i. The garage doors are still not opening completely. SRG will get Vortex out for an adjustment and then remeasure the height and update the sign if needed.

D. Glycol Feeder Repair

- i. On their recent PM inspection Breck Mech noted that the glycol feeder for the boilers is not working. We have an electrician inspecting Friday morning as there is also an issue with the junction box.
- ii. The board approved the \$5,000 estimate to replace the glycol feeder. Kevin C will get an electrician out to address the junction box issue.

E. Updated Governance Policy

- i. The board approved the updated governance policy that reflects the new fine structure for rules violations per Mark Richmond's suggestion.

IX. NEXT MEETING DATES

The board reviewed the following dates for 2022 Meetings

- I. February 11th at 2:00pm
- II. May 13th at 2:00pm
- III. Budget Prep Meeting – August 8th at 2:00pm
- IV. August 12th at 2:00pm
- V. Annual Meeting – September 10th at 10:00am
- VI. November 11th at 2:00pm

X. ADJOURNMENT

With no further business, the meeting was adjourned at 4:08pm.

Approved By: _____

Board Member Signature

Date: _____