



**TENDERFOOT LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 12th, 2020**

I. CALL TO ORDER

The meeting was called to order at 3:04pm via Zoom.

Board members in attendance were:

Eric Geis – President

Virginia – Vice President

Stu Moore – Secretary/Treasurer

A quorum was present.

Representing Summit Resort Group via Zoom 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 11/13/20 meeting were reviewed.

It was noted that the transfer of the underage in operating expenses from the 2019-20 fiscal year should be ratified at the 2021 Annual Meeting.

Eric made a motion to approve the minutes as written, Stu seconded, and the motion carried.

IV. FINANCIALS

Kevin Carson provided the following financial report.

Balance Sheet

December 31st, 2020 close balance sheet reports:

\$70,206 in Operating

\$189,105 in Reserves

Profit and Loss

December 31st, 2020 P & L vs budget reports \$84,459 of actual expenditures vs. \$86,858 of budgeted expenditures. An underage of \$2,399.

Areas of significant variance include:

- Natural Gas - \$1,067 under.
- Snow Removal - \$1,300 under.
 - Hood's rates and snow have been extremely favorable to budget this season.
- Plumbing and Heating - \$3,065 under.
- Window Cleaning - \$2,195 over due to timing.
 - Late invoice from Consider it Done.
- Spa Repairs and Maintenance - \$1,650 under.
- Grounds and Landscaping Maintenance - \$1656 over due to timing.
 - Late invoice from Greenscapes.
- Unit Refurbishment - \$1,115 over due to timing.

Accounts Receivable

A/R is looking good. A few units are 1 month behind on dues.

Reserve Expenses

- 11/5/2020 – Water Main Repair - \$1,783
- 12/1/2020 – 2638 deck repairs - \$567
- 12/1/2020 – 2617 deck repairs - \$1,049
- 12/4/2020 – 2627 deck repairs - \$1,632
- 12/7/2020 – Parking lot irrigation line repair - \$2,597
- 12/16/2020 – New ring cameras - \$444
- 12/22/2020 – Elevator TCO Repairs - \$4,910
- Total reserve expenses for fiscal year - \$12,995

V. MANAGING AGENT'S REPORT

Kevin Carson reviewed the December and January monthly reports.

Completed Items

- 2649 drywall repairs complete
- Hot Tub circulation motor leak repaired
- West elevator door guides repaired
- Annual fire sprinkler inspection
- Compactor handle repaired
- Grill removed from 2672 Deck

Pending Items

- Deck replacement at 2615
- Deck rim joist replacement at 2638
- Pothole repair at garage entry
- Additional security camera installation

VI. RATIFY ACTIONS VIA EMAIL

The Board reviewed and approved the following actions made via e-mail.

- Approval of 2019 Tax Returns 1/26/21

VII. OLD BUSINESS

- Reopening of Hot Tubs
 - The Board reviewed the current hot tub closure. The tubs will remain closed until county and state regulations support reopening.
- Deck Repairs
 - Stu provided new Moisture Shield samples for the board to review. He may be able to negotiate discount pricing with the supplier. Once a color is selected the work will move forward on 2615.
 - Kevin C provided a few deck post cap examples for the board to review. It was not determined if they should be added to the deck posts that experience frequent water intrusion.
 - The Board directed SRG to move forward with the rest of the deck repairs indicated on the inspection report provided by Stu. The lower decks will not be replaced until a decision is reached on Moisture Shield v.s. natural lumber.
- Hallway Lighting
 - The hallway lighting options were discussed. The board is still uncertain on how to move forward. This will be reviewed again during the spring walkthrough.

VIII. NEW BUSINESS

- New Ring Cameras
 - Stu has ordered additional 3 ring security cameras. The location for the new cameras was discussed. One camera will be installed to monitor the bike rack near the garage entrance. The remaining two will be installed in the Great Room in locations that provide optimal coverage.
- Bike Rack Locations
 - The board discussed moving the bike racks as well as adding fencing and additional security for the area. Complications and costs were considered, and the decision was made to simply add the single camera to the large rack near the garage entrance.
- Pothole at Garage Entrance
 - The pothole has been filled with road base for the time being and will be patched in the spring once the weather is more cooperative. The area must be dry for a patch to adhere properly.
- Managing Oversized Parking
 - The oversized vehicle spots in the front of the lodge were discussed. At this time it does not appear we need to add additional spaces. Eric directed SRG to increase enforcement. SRG will begin to boot vehicles on their second violation.

- Garage CO Detectors
 - The Board reviewed an estimate from Breckenridge Mechanical to upgrade the aging carbon monoxide detection system in the garage. The Board directed SRG to receive a competitive bid for review.
- 2610 Circuit Setter Noise
 - The owners of 2610 reported a frequent whistling noise from one of their heaters. Breck Mech inspected and believes this is caused by a faulty circuit setter. A proper repair would require a drain down of the system and cannot be completed in the winter. SRG will continue to monitor and will consider replacing the sensor if it is still causing issues. It may have been fixed when Breck Mech attempted to bleed air out of the system.
- Western States Fire Inspection Report
 - The Board reviewed the fire inspection report from Western State that identified several deficiencies. Questions were raised as to the validity of the report and which repairs are required as opposed to being recommended. SRG will clarify with Western State and will move forward with the required repairs only.
- 2021 MMC Review
 - Stu and Kevin will set a meeting to review and update the MMC. The Board reviewed a list of tentative projects for 2021 and will address them during the spring walkthrough.
- Hallway Painting
 - SRG will reach out to a few painters to receive bids for interior hallway painting.
- Elevator Repairs
 - The Board directed SRG to hold off on the packing repairs to the east elevator for the time being. All other repairs will be discussed at a future meeting. SRG will reach out to Peak to see if they are able to source used control boards to keep as spares.

IX. NEXT MEETING DATE

The next meeting is scheduled for May 14th at 3:00pm in the Great Room. There will be a property walkthrough prior to the meeting, starting at 1:30pm.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 6:17pm.

Approved By: _____
Board Member Signature

Date: _____