



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

February 8th, 2024

I. CALL TO ORDER

The meeting was called to order at 2:02pm at Tenderfoot Lodge.

Board members in attendance were:

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

A quorum was present.

Representing Summit Resort Group were Gail Filkowski and Chris Trettle

II. OWNERS/VENDOR FORUM

EmpireWorks Reconstruction attended the meeting to review their proposal and scope of work to replace various south facing 3rd floor decks. Representing Empire Works was Tim Crawford, Account Executive and Manny Valverde, Project Manager.

Tim and Manny answered questions about EmpireWorks past projects, timing of the project, staffing, fees, scope of work. They estimate the project would be about 30 days, with a crew of 4-5 and a full-time foreman. The Board requested adding an option for staining. Tim will update the quote and will send it to SRG.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 11/10/23 meeting were reviewed.

MOTION: Brett made a motion to approve the minutes. Jason seconded. The motion carried with all in favor.

IV. RATIFY ACTIONS VIA EMAIL

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

- A. Triangle Electric Lighting Proposal, approved

- B. 2605 Updated Flooring Proposal, approved
- C. Western States Fire Pump Backflow Rebuild, approved

MOTION: Stu made a motion to ratify the actions via email. John seconded. The motion carried with all in favor.

V. FINANCIALS

Gail Filkowski reported on the following financials.

Balance Sheet

12/31/23 balance sheet reports:

- \$26,013 in Operating
- \$309,365 in Reserves Alpine*
- \$150,000 Reserves CD

Gail noted the Alpine Reserve account is above the FDIC limit. The Board discussed the options for opening a new CD.

MOTION: John made a motion to move \$100,000 from the Alpine Reserve into a new CD, whichever term has the best rates. Eric seconded. The motion carried with all in favor.

12/31/23 P&L vs budget reports \$108,199 of actual operating expenditures vs. \$107,917 of budgeted expenditures. An overage of \$282 (.3%).

Areas of significant YTD variance include:

- Natural Gas - \$3,343 under
- Trash Removal - \$1,186 over
- Fire Safety - \$2,635 over
- Plumbing and Heating - \$3,210 under
- Grounds -\$2,518 over
- Unit Refurbishment - \$2,300 under
- Supplies & Materials - \$1,643 over

Accounts Receivable

December report shows one owner delinquent, however the balance has been paid.

VI. Association Business

- A. Manager's Report / Project Updates: Gail reviewed the management report and highlighted completed and pending projects. This is a new report and will be included in the Board Packets.
- B. Zone Valve Responsibility: the Board reviewed the opinion from Altitude Law that zone valves are owner responsibility to maintain and repair, not HOA responsibility. Discussion focused on the association's responsibility for providing heat to the units and whether or not that includes

replacement of zone valves. Ultimately, the Board agreed the governing documents are clear that fixtures, equipment and utilities within the boundaries of a unit owner responsibility to maintain and repair. SRG will continue to notify owners that zone valves are their responsibility, and will assist with coordinating work when needed, and billing back owners.

- C. In Unit Repairs: the Board reviewed the opinion from Altitude Law about performing repairs in units because of a common element failing. Altitude recommends amending the current policy. Gail recommended adopting a leak policy that more clearly defines processes and responsibilities. She will get more information.
- D. Hot Tub Project: Board reviewed information from engineer John Cona on his hot tub design projects. There was discussion about whether his proposed services would meet their needs, and whether it would be better to go directly to a general contractor. Gail will invite John to the next board meeting to discuss his services.
- E. Deck Project: Board discussed expanding the scope of the project to include more decks. No decision was made, however SRG will get references and an updated bid for Board to review.
- F. Balcony Columns: Jason sourced a product to fasten onto twisted balcony columns. He will order some and will survey the columns with Stu to see where they need to be installed.
- G. Gutter Discussion: after discussion and inspection of the exterior, Board agreed to get bids for adding gutters to a few areas of the building with significant water runoff and/or ice buildup. SRG will work on this.
- H. Raccoon Issue / Enclosure of Eaves: Board discussed racoon activity and methods of removal and prevention. Gail gave information on professional trapping and removal services. Chris will continue trapping efforts and will add netting around grill deck.
- I. Bike Enclosure Project: Board reviewed two bids for construction of a bike enclosure in the garage. The project was tabled until feedback about using the bike enclosure is gathered.
- J. Rule Amendment – Window AC: the Board reviewed and discussed two options for amending the Rules & Regulations regarding window air conditioners. Option 1: amending the section for Exteriors, option 2 – adding a new section for air conditioners.

MOTION: Brett made a motion to approve adding a new section, Air Conditioners, as drafted by Eric. Jason seconded. The motion carried with all in favor.

- K. Declaration Amendment – Spouse on Board: Board agreed the updated language added by Altitude Law regarding divorce was satisfactory to proceed with getting owner approval. The Board discussed the approval process, waiting for the annual meeting and if it can be done by proxy. Gail will ask Altitude Law about approval by proxy.

Discussion of Items Not on Agenda

- Plowing: Board discussed the need to plow the recreation path and requested that SRG have the contractor stop plowing that area.
- Capital Projects: elevator and boiler replacement need to be included in the capital plan.

VII. NEXT MEETING DATES

- A. May 10th at 2:00pm
- B. August 9th at 2:00pm
- C. September 14th at 9am (Annual Meeting)
- D. November 8th at 2pm

VIII. ADJOURNMENT

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

Approved By: _____

Board Member Signature

Date: _____