

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

May 15th , 2020

I. CALL TO ORDER

The meeting was called to order at 3:07 pm via Zoom videoconference.

Board members in attendance were:

Eric Geis
Virginia Johnson
Stu Moore

A quorum was present.

Representing Summit Resort Group were Kevin Lovett and Kevin Carson.

II. OWNERS/VENDOR FORUM

Notice of the meeting was posted on the website. Julia and Blake Meyer attended to discuss the sliding door and window replacement policy. The Board is continuing to work on a finalized policy and hope to have it completed within 90 days, however they can not commit to that timeline.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the February 13th, 2020 Board Meeting were reviewed. Eric requested a revision to the minutes to indicate that a weather cover still needs to be installed on the west pedestrian entrance. A motion was made to approve the meeting minutes with this revision. The motion was seconded and with all in favor, the motion carried.

IV. FINANCIALS

Year to Date Financials

March 31st, 2020 close balance sheet reports:

\$74,094 in Operating
\$300,855 in Reserves

March 31st, 2020 P & L vs budget reports \$166,345 of actual expenditures vs. \$169,407 of budgeted expenditures. An underage of \$3,062

Areas of significant variance include:

- Gas - \$1,084 under
- Electric - \$1,953 under
- Snow Removal - \$1,373 under
- General Building Maintenance - \$6,529 under
- Plumbing and Heating - \$1,597 over
- Grounds and Landscaping - \$1,096 over
- Unit Refurbishment - \$4,050 over (due to pinhole leak repairs)

A/R: We are still working to collect fireplace and dryer vent cleaning expenses. The board voted to deduct these expenses via ACH. SRG will look to see if that is a possibility.

V. MANAGING AGENT'S REPORT

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

Completed Items

- Security Strobe Replaced
- East Garage ACS pad Replacement
- Great Room Entry RemoteLock Replacement
- Lower Hot Tub Light Temporary Fix
- Lower Bike Path Light Replaced.
- Snowmelt System Repairs (Contactor on power burner and Glycol added)
- East Elevator Repairs
- Backflow Preventer Replaced

Pending Items

- East Elevator Light – The fixture is no longer available. SRG will look into alternative replacement options.
- Bike Storage Plan
- Tenderfoot Sign Staining – Tony is working up a bid for the sign.

Leaks

- 2649 pinhole- drywall repaired, final paint work to take place this week.
- 2630 – pinhole leak, working on drywall repair
- 2610 – repairs completed from pinhole leak in 2630

VI. OLD BUSINESS

- Oversized Vehicle Parking
- Fireplace Inspections – outstanding charges
 - SRG indicated that quite a few units have still not paid the invoice for fireplace inspections. This is most likely due to the fact that owners on ACH do not frequently check their mail statements. SRG will continue to reach out with collection efforts.
- The intermittent noise issue in 2619 was discussed. SRG has not been able to replicate it. Efforts to determine the source are tabled for the time being.
- Key Lockboxes
 - Owners who are renting their units short term are required to have a key lockbox installed. SRG will send a letter to owners notifying them of this policy change.
- Bike Storage
 - Eric and Chris discussed the storage plan. One of the racks will be moved in front of the paint closet, next to the kayak rack. The remaining 4 racks will be shifted so they do not need to be moved seasonally.
 - A memo will be sent to homeowners regarding bike stickers. Any bikes that are not properly tagged after the indicated date will be removed.
- Blacktop Sealer – Exterior Walkways
 - The Board voted to move forward with a sealcoat and crackfill for the walkways. This will be scheduled after the roof replacement is complete.
- Heating Mats

- Heating mats for the entryways were discussed. Regular salting seems to be sufficient and the Board decided not to move forward with heat mats.
- Tree Spraying
 - Virginia reviewed the proposals and spoke with Mike at Ascent. All of the fertilization is now done by injection rather than spray. The Board voted unanimously to move forward with the recommended service this year.

VII. NEW BUSINESS

- The Board discussed how to best collect on small miscellaneous charges. A suggestion was made to create a policy to withdraw any overdue balances via ACH if they are more than 60 days overdue. The Board voted unanimously to approve. SRG will check to see if this is possible.
- The Board requested a count of how many units at TFL were on ACH for monthly dues.
- Hot Tub Closure
 - An extension of the hot tub closure was discussed. Regardless of the COVID-19 restrictions the Board voted to keep the tubs closed until the roofing project is complete for owner and guest safety.
- Deck Painting Projects
 - Virginia will reach out to Tony to see if he is interested in any paint work this year and determine a good time for a walkthrough to identify project areas.
- Courtyard Deck
 - It has not been determined how the courtyard deck was damaged. It is possible this occurred due to improper use of the snowblower on the deck.
- Monthly Light Check
 - SRG was directed to perform a monthly exterior light check.
- Hot Tub Light Pole
 - A light pole replacement for the lower tub was discussed. Replacement was tabled at this time.
- Dandelions
 - SRG will continue with dandelion removal with a focus on the area between the upper walkway and the lodge. SRG will move forward with weed and feed application.
- Abandoned Vehicle
 - The Jeep that has been left in the parking garage was discussed. SRG has reached out to all owners with an IL address about the vehicle and has not received any responses. It has been booted and fines will continue to accrue until we are contacted.
- Window Washing
 - SRG will schedule window washing following the roof replacement and after the pollen bloom has subsided.
- Flower Pots for Entry
 - SRG will order 4 hanging pots for the building entrance.
- List of Regularly Scheduled Tasks
 - The Board requested that SRG provide a list of regularly scheduled tasks at TFL for review. (I.E. seasonal Turbomax startup and shutdown).

VIII. NEXT MEETING DATE

The next meeting is scheduled for August 14th at 3:00pm. Location TBD depending on COVID-19 restrictions.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 5:39 pm.

Approved By: _____ Date: _____
Board Member Signature