



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 13th, 2022

I. CALL TO ORDER

The meeting was called to order at 3:04 pm at Tenderfoot Lodge

Board members in attendance were:

Eric Geis – President

Stu Moore – Secretary/Treasurer

A quorum was present.

Representing Summit Resort Group was Kevin Carson

II. OWNERS/VENDOR FORUM

Prior to the meeting the board met with Kaupas to discuss the hot tub remodel project.

John Frederick and Jason Heimink attended the meeting.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 2.11.22 Meeting were reviewed.

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

IV. RATIFY ACTIONS VIA EMAIL

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

A. Insurance Renewal Approval – 3/7/22

V. FINANCIALS

Kevin Carson reported on the following financials.

Balance Sheet

March 31st, 2022 balance sheet reports:

\$77,760 in Operating

\$279, 086 in Reserves

Profit and Loss

March 31st, 2022 P & L vs budget reports \$179,080 of actual expenditures vs. \$180,374 of budgeted expenditures. An underage of \$1,293 or .7%.

Areas of significant variance include:

- Professional Services - \$2,499 over due to legal opinions
- Natural Gas - \$9,116 over
- Trash Removal - \$1,577 over
- Plumbing and Heating - \$6,074 under
- Elevator - \$1,402 over
- Spa Repairs and Maintenance - \$1,326 under
- Unit Refurbishment - \$7,800 under

Accounts Receivable

A/R report looks good. One unit is 2 months behind on dues. SRG is working to contact the owner.

MMC Review

The MMC was reviewed to confirm projects for 2022.

We are reporting \$51,582 in reserve expenses for the fiscal year.

VI. MANAGING AGENT'S REPORT

Kevin Carson reported on the following items.

Completed Items

*Since last board meeting.

- Hallway fixture lights replaced.
- Stairwell lights replaced.
- Egress and exit sign lights replaced.
- Summit Fire and EMS reinspection
- Spa line camera scope completed
- Luggage cart replaced
- New garage sweeper
- Sump pump repairs
- Garage door repairs
- Glycol feeder replacement
- Exterior lighting repairs
- Catwalk doors adjusted

Pending Items

- Updated rules and recycling info posted in units
- Northwest Roofing – Annual inspection and gutter estimate for 3rd floor ice buildup.
- Streetlight repair
- Elevator carpet cleaning
- Window washing scheduling
- Siding repair at garage door
- Siding repair on high wall in courtyard
- Garage restriping
- 2627 deck repairs
- Chock cherry tree replacement in courtyard
- Spa line blockage removal

Leaks

- We had a zone valve from 2631 leak into 2611. Repairs have been completed
- We are waiting on an insurance check from the unit to unit leak from 2656 to 2636

VII. Association Business

B. Vote to increase size of Board of Directors to five

- Following Virginia's resignation the remaining two board members discussed increasing the size of the TFL board from 3 to 5 members.

MOTION: Eric made a motion to increase the size of the board to 5 members, Stu seconded and the motion carried with all in favor.

MOTION: Eric made a motion to appoint John Frederick to a newly created position, and to appoint Jason Heimink to fill the remainder of Virginia's term. Stu seconded and the motion carried with all in favor.

The remaining vacant seat will be filled during the 2022 Annual Meeting.

C. Review of recommended Elevator Service

- The elevator modernization bids were reviewed. It was noted that TKE has been excellent and TFL will be using them for the future modernization.
- TKE had recommended replacing the oil and packing on the elevators for \$24,000 per elevator. This work was not approved.

D. Common Area Cleaning

- The board had a brief discussion on common area cleaning. SRG noted that a common area carpet cleaning would be scheduled in July.

E. 2022 Summer Projects Review

i. Landscaping

- We are still waiting on an estimate for the choke cherry tree replacement.
- An estimate of \$3,105 for 2022 tree treatments was approved with Ascent Tree.

ii. The remaining projects were also discussed.

- Hot Tub Repairs / Remodel.
- Replacement of exterior fluorescent lights
- Parking garage restriping – deferred until next year.
- Water penetration into garage by unit 2605
- Catwalk mat repair plan

VIII. 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 – *Changed to August 24th at 2:00pm*
- IV. *Changed to August 26th at 2:00pm*
- V. Annual Meeting – September 10th at 10:00am
- VI. November 11th at 2:00pm

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 5:25pm

Approved By: _____

Board Member Signature

Date: _____