



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 14th, 2020

I. BUILDING WALKTHROUGH

The following items were noted during the walkthrough.

- West elevator has cracked floor tile that should be repaired or replaced. Additional tiles may be on site.
- The addition of outdoor rugs for high traffic areas on the catwalks was discussed. SRG will look into options.
- The catwalks need to be pressure washed.
- Drywall repairs are needed near the 4th floor stairwell.
- The catwalk windows near the central staircase on the 4th floor catwalk need to be refinished.
- There is a birds nest on the 4th floor of the east stairwell that needs to be removed.
- The ice buildup at "stalactite ridge" was discussed. The snow fencing should be extended. SRG will follow up with Northwest on this work.
- There are some loose floor boards and holes on the 3rd floor catwalk that are in need of repair.
- Carpet cleaning was discussed and determined to be unnecessary at this time.
- Weather stripping or a door seal should be added to the doors leading to the exterior catwalks to ensure a better seal.
- There are some loose stone sections on the 2nd floor near the center stairwell that need to be repaired.
- Greenscapes still needs to return to fill in the excavation hole near the water meter and connect the pvc pipe to the underground conduit.
- Some of the cap stones on the retaining wall near the oversized vehicle parking are in need of repair.
- There are paint repairs needed on the door trim from luggage carts. SRG will move forward with repairs.

II. CALL TO ORDER

The meeting was called to order at 3:00pm 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 via Zoom was Kevin Carson

III. OWNERS/VENDOR FORUM

Notice of the meeting was posted on the website. During the meeting the owner of 2646 stopped by to briefly discuss electric vehicle chargers in the garages. She will send information to Kevin to pass along to the board for review.

IV. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 2.12.21 meeting were reviewed.

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

V. FINANCIALS

Kevin Carson provided the following financial report.

Balance Sheet

March 31st, 2021 close balance sheet reports:

\$79,259 in Operating

\$224,891 in Reserves

Profit and Loss

March 31st, 2021 P & L vs budget reports \$167,630 of actual expenditures vs. \$179,951 of budgeted expenditures. An underage of \$12,321

Areas of significant variance include:

- Natural Gas - \$1,070 under.
- Electric - \$1,082 under
- Snow Removal - \$3,057 under
- General Building Maint - \$2,487 under
- Plumbing and Heating - \$4,154 under
- Spa Repairs and Maint - \$1,157 under
- Unit Refurbishment – \$3,444 under

Accounts Receivable

A/R report looks fantastic! Many units have prepaid dues.

MMC Review

Kevin C has provided an updated copy of the MMC for review.

Overview of projects indicated for 2021

- Seal Coat walkways - \$796
- Stain front wood railings & walkways - \$59,728
- Condo 1st floor decks and railings, restaining - \$10,000
- Hot Tub, replace sand filters - \$2,475
- Replace hot tub furniture - \$3,290
- Garage door motors - \$6,148
- Garage doors - \$4,500
- Garage Heater Fans - \$2,400
- Mechanical, replace components or system - \$15,000

Projects completed YTD in 2021 MMC year

- Water main repair – \$4,390
 - Breck Mech & Greenscapes
- Deck Repairs - \$5,706
 - 2638, 2617, 2627,
- Ring Cameras - \$444.51
- 2649 Pex Piping - \$1,251
- Elevator TCO Repairs - \$4,910
- **Total expenses YTD - \$16,703**

Following the review of the MMC the Board and determined the following work was not needed this year;

- Stain railings and deck / catwalks
- Replace hot tub furniture
- Replace garage heater fans

SRG was directed to move forward with the following items noted on the MMC;

- Sealcoat and crack repairs for asphalt walkways
- Condo decks – Replace 1st floor decks with pressure treated lumber
- Garage doors and motors – *SRG will develop an RFP to receive bids for comparison and recommended upgrades.*

VI. MANAGING AGENT'S REPORT

Kevin Carson reviewed the February and March 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

VII. RATIFY ACTIONS VIA EMAIL

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

- Insurance renewal – 3/15/21

VIII. OLD BUSINESS

- Reopening of Hot Tubs
 - The board requested that SRG reopen the hot tubs as soon as possible considering the restrictions have been lifted. There are a few minor repairs that need to be completed before reopening.
- Deck Repairs
 - Repairs to the 1st floor decks were discussed. The board chose to move forward with the pressure treated lumber and requested that SRG contact Brian Waite to schedule this work ASAP. The floorboards of all 18 1st floor decks will be replaced this year. The deck boards should be fastened with screws rather than nails and should be placed in the proper orientation to prevent cupping. The decks will not be painted.
- Hallway Lighting
 - The board approved the replacement of the hallway lighting on the 1st floor only. SRG will replace every other light with the pre approved fixture and will cap off the holes from the lights that are removed.
- Garage CO Detectors
 - There was continued discussion regarding the estimate from Breckenridge Mechanical to replace the expired CO detectors in the garage. The detectors are working, but are past their service life. SRG was directed to reach out to Breck Mech to see if these can be inspected on a regular basis for functionality.

- Elevators
 - Repairs and recommended maintenance
 - Peak elevator has recommended an oil change. SRG will look into the previous oil change history and report back.
 - Update on spare control boards
 - Peak elevator will continue to look for spare control boards for the TFL elevators but it is unlikely they will find used boards as they will need to come from a system identical to TFL.
- Western State Fire Inspection Repairs
 - Kevin C provided an update that all of the deficiencies indicated in the Western State report were required by code. SRG was directed to run this by Farmers for clarification.
- Driveway Repair
 - The pothole near the garage entrance will be repaired in conjunction with the sealcoating of the asphalt walkways.
- Landscaping of 2603 Bed
 - Kevin C gave an update that Greenscapes has this work on their list and will complete it in conjunction with the irrigation turn on.
- Dead Cables in West Stairwell
 - Kevin C gave an update that the cables in the west stairwell are dead and can be removed. There will be holes in the drywall when the cable tiedowns are removed. It was determined this work should be completed the next time the hallways are repainted.
- Window Washing
 - Kevin C reported that Consider it Done required the window screens to be removed to allow them to hand wash rather than using a wand. The board indicated that this had never been done previously. Kevin C will look at other vendors to receive competitive estimates on the window cleaning.

IX. NEW BUSINESS

- Garage Repairs and Upgrades
 - Upgrades to the garage doors were discussed as they are indicated in the MMC. Kevin C will prepare an RFP for this project that indicates our current issues with the system and the goals of an upgrade.
 - Damage caused by the garage to vehicles was discussed. It was clarified that any damages caused by a fault with the door itself will be covered by the association. Any damages that result from user error will be billed back the unit that caused the damage.
- Flower Boxes and Hanging Baskets
 - The board directed SRG to order the same number of hanging baskets as last year.

- SRG will also replant the two planters in the great room courtyard.

X. NEXT MEETING DATE

The budget prep meeting is scheduled for August 5th at 3:00pm in the SRG offices.
The next board meeting is scheduled for August 13th at 3:00pm in the Great Room
The annual meeting is scheduled for September 11th at 9:30am in the Great Room.

XI. ADJOURNMENT

With no further business, the meeting was adjourned at 4:48pm.

Approved By: _____

Board Member Signature

Date: _____