



## TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 19<sup>th</sup>, 2023

### I. CALL TO ORDER

The meeting was called to order at 2:00pm at Tenderfoot Lodge following a building walkthrough at 1:00pm

Board members in attendance were:

Stu Moore – President  
John Frederick – Secretary/Treasurer  
Brett Hawkins – Member  
Eric Geis - Member

A quorum was present.

Representing Summit Resort Group were Kevin Lovett and Kevin Carson

### II. OWNERS/VENDOR FORUM

Representatives from Trans Blue met with the board to discuss the hot tub remodel project. Following the discussion they will prepare a proposal for review.

Bill Harris and Chris Belby from Tolin Mechanical provided an update on the first three months of their service with the building. The domestic hot water temperature issue was discussed and Tolin will investigate to work on a fix. It was noted there had not been issues in several months.

### III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 2.10.23 meeting were reviewed.

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

### IV. RATIFY ACTIONS VIA EMAIL

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

A. Tree and Turf Treatments – 2/29/23

B. Order spare raypac heater – 4/24/23

**MOTION: Eric made a motion to ratify. Brett seconded the motion. The motion was seconded and carried with all in favor.**

## V. FINANCIALS

Kevin Carson reported on the following financials.

### **Balance Sheet**

March 31<sup>st</sup>, 2023 balance sheet reports:

\$30,732 in Operating

\$394,693 in Reserves

*The two \$75,000 Edward Jones CD accounts will be reflected on the April financials. Cash reserves are roughly \$244,693.*

### **Profit and Loss**

March 31<sup>st</sup>, 2023 P & L vs budget reports \$204,555 of actual expenditures vs. \$196,737 of budgeted expenditures. An underage overage of \$7,818 or 4%.

Areas of significant variance include:

- Insurance - \$1,758 over
- Natural Gas - \$12,823 over
- Trash Removal - \$2,554 over
- Elevator - \$1,809 over
- Ground and Landscaping - \$2,425 over due to Greenscapes bill timing.
- Unit Refurbishment - \$6,625 under
- Snow Removal - \$2,239 under
- General building maintenance - \$1,404 under
- Plumbing and heating - \$4,375 under

### **Accounts Receivable**

A/R report looks good. All units are current. Many are prepaid.

## VI. Association Business

### A. Walkthrough items

- i. The board requested estimates to seal the courtyard deck. Kevin C will reach out to Tony.
- ii. Railings that have been replaced will be painted.
- iii. SRG to check on natural gas pricing lock with Tiger if rates change
- iv. SRG to ask Ruben for estimate to repair damaged concrete by unit 2615 and to replace pavers between 2615 and boiler room with concrete pads.

### B. Review 2023 Projects

- i. The following projects for 2023 were discussed.

- I. Roof inspections – scheduled with Northwest. They will also complete the gutter repairs and send photos of damaged siding.
- II. Siding – Kevin C recommended a larger GC for this project as there is significant siding that needs to be replaced.
- III. Trex for hot tub – Brian Waite provided an estimate. This work was approved.
- IV. Retaining wall repairs – Brian Waite provided an estimate. Kevin will walk with Jason to determine specifics before approval
- V. Hot tub plumbing repairs – SRG has not been able to find an excavator with availability this season
- VI. Dumpster enclosure – board recommended rebuilding doors only and paint touchup. Kevin C will get estimate.
- VII. Deck Repairs – Kevin C recommends another walk followed by engaging an engineer to assist with the project.
- VIII.

**C. Architectural control and remodel guidelines**

- i. SRG has seen a larger number of owners remodeling units. Creating a policy for this process was recommended.

**D. EV charger update**

- i. Kevin provided an update on the EV chargers. They are all working properly at this time.

**E. Oversized vehicle parking**

- i. Oversized vehicle parking was discussed. SRG will keep up on enforcement efforts. We must post notice 24hrs prior to towing.

**F. PRV valve proposal for replacement**

- i. The proposal from Tolin Mechanical was reviewed. No decision as made at this time.

**VII. NEXT MEETING DATES**

The board set the following dates for 2023 Meetings.

- I. August 8<sup>th</sup> – Budget Meeting – time TBD.
- II. August 11<sup>th</sup> at 2:00pm
- III. Annual Meeting – September 9<sup>th</sup> at 9:30am
- IV. November 10<sup>th</sup> at 2:00pm

**VIII. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:41pm

Approved: 8-11-23