

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

August 13th, 2020

**I. CALL TO ORDER**

The meeting was called to order at 2:05pm in the Tenderfoot Lodge Great Room

Board members in attendance were:

Eric Geis  
Virginia Johnson  
Stu Moore

A quorum was present.

Representing Summit Resort Group in person was Kevin Carson. Katie Kuhn and Kevin Lovett attended via Zoom.

**II. OWNERS/VENDOR FORUM**

Notice of the meeting was posted on the website. No owners were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the May 15<sup>th</sup>, 2020 Board Meeting were reviewed. Stu made a motion to approve the minutes and Virginia seconded. The motion carried.

**IV. FINANCIALS**

**Year to Date Financials**

June 30<sup>th</sup>, 2020 close balance sheet reports:

\$82,479 in Operating  
\$340,352 in Reserves

March 31st, 2020 P & L vs budget reports \$253,698 of actual expenditures vs. \$258,577 of budgeted expenditures. An underage of \$4,878

Areas of significant variance include:

- Gas - \$2,973 under
- Electric - \$2,470 under
- In-Unit Amenities - \$2,310 under
- Snow Removal - \$1,923 under
- General Building Maintenance - \$7,355 under
- Plumbing and Heating - \$3,934 over
- Spa Repairs and Maintenance - \$3,161 under
- Spa Supplies - \$1,131 under
- Unit Refurbishment - \$10,956 over

The Board reviewed and approved the proposed 2020/21 budget with a 3.4% dues increase.

A/R: There are two units that are slightly behind on dues. SRG is working to collect the amounts due.

## **V. MANAGING AGENT'S REPORT**

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

### **Completed Items**

- Fire alarm telephone lines repaired
- Additional Signage added – interior and parking
- Garage door repairs
- Pinhole leak in hot tub room repaired
- Hot water recirculation pump replaced
- Zone valve replacements
- Tree deep root feeding
- Drywall and flooring repairs due to pinhole leaks
- Roof replacement
- Unit to Unit Leak Policy – May need revisions
- Window Cleaning

### **Pending Items**

- East Elevator Light – the fixture is no longer available, and we have had difficulty tracking down a similar replacement.
- Tony Stain Work – sign and courtyard deck
- Repairs to main irrigation line located between the boiler room and trash compactor due to large leak.
- Asphalt repairs – trench for irrigation line, handicapped ramp, pothole by oversized vehicle parking
- Parking Lot Restriping
- Water mechanical room and paint closet cleaning

### **Leaks**

- 2675 – zone valve leaked. Repairs to carpet and drywall in master bedroom are underway.

## **VI. OLD BUSINESS**

- Implement Oversized Van and Truck Parking
  - Eric had suggested we may want to designate two additional spaces as reserved for oversized vehicles and may consider year-round enforcement.
- Implement Proposed Bike Storage Plan
  - Untagged bikes have been removed from the racks. SRG will dispose of any unclaimed bikes after Labor Day weekend.
- Oversized Vehicle Policy
  - The policy was discussed now that additional signage is in place. 2 additional oversized spaces will be added and marked. SRG will send the policy to owners and begin enforcement once the new signs are in place. Vehicles will be stickered, but will not be booted unless they continue to violate the rules.
- Roofing Issues

- SRG presented a list of known roof repair issues reported by owners. Northwest will follow up with repairs. The 5% holdback will not be released until all repairs have been completed.
- Deck Inspection Results and Repair Plans
  - Stu has provided us with a deck inventory following out inspection. The BOD will continue to discuss the repair plan for 2020 and will identify several decks for repairs.
- Smoke Alarm replacement was discussed. It was determined that this is an owner responsibility. Owners are encouraged to regularly inspect their detectors and replace them at the end of their useful life.
- Window and sliding door replacement policy
  - Now that we have selected a contractor and window / door models should we update the policy and distribute to owners?
- Hallway carpet replacement is scheduled for 9/21 – 9/25.
- MMC Review
  - Stu and Kevin presented an updated MMC. They will meet at a later date to continue working on that document.

## **VII. NEW BUSINESS**

- Elevator service contract
  - Otis - \$400 per month, 5 year contract
  - Peak Elevator- \$400 per month, 3 year contract
- Paint touchups for the catwalks were discussed. They have been tabled for this year.
- The board discussed the safety check procedure, and indicated SRG should continue the checks during low occupancy months. April – November.
- Sealcoat Asphalt Walkways
  - The walkways are not in need of a sealcoat at this time. SRG will get bids for a crack filling.
- The Board reviewed a bid from Greenscapes to improve the landscaping bed near unit 2604 and approved the work.
- Water Shutoffs
  - Katie explained that it is possible to shut off individual stacks at TFL, but very difficult due to the current valve labeling and how the stacks do not follow a logical path through the building.
- The Annual Meeting Notice was reviewed and approved to send to owners.
- Eric and Kevin will walk the property to discuss concrete repairs next week.
- It was noted that Consider it Done still needs to return for additional dryer vent cleaning. SRG will get this scheduled.

## **VIII. NEXT MEETING DATE**

The next meeting is scheduled for November 13<sup>th</sup> at 2:00pm. Location TBD depending on COVID-19 restrictions.

## **IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:05pm.

*Tenderfoot Lodge Homeowners Association*

*Board of Directors Meeting*

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Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_