



## TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

November 10th, 2023

### I. CALL TO ORDER

The meeting was called to order at 2:05pm at Tenderfoot Lodge.

Board members in attendance were:

Stu Moore – President  
Jason Heimink – Vice President  
Brett Hawkins – Member  
Eric Geis - Member

A quorum was present.

Representing Summit Resort Group were Kevin Lovett, Gail Filkowski and Chris Trettle

### II. OWNERS/VENDOR FORUM

No owners or vendors present.

### III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 8/11/23 meeting were reviewed.

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

### IV. RATIFY ACTIONS VIA EMAIL

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

- 8/22/23 Deck stain, approved
- 9/22/23 Heat tape and drain repair, approved
- 10/3/23 Repair above garage, approved – Gail to order new entry/exit signs for Chris to install
- 10/11/23 Damaged flooring in 2605, approved

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

## V. FINANCIALS

Gail Filkowski reported on the following financials.

### Balance Sheet

9/30/23 balance sheet reports:

- \$24,104 in Operating
- \$284,517 in Reserves Alpine
- \$150,000 Reserves CD

*Stu noted there are two \$75,000 Edward Jones CD accounts. These rolled over in October and are earning 5% interest.*

9/30/23 P&L vs budget reports \$408,943 of actual operating expenditures vs. \$400,224 of budgeted expenditures. An overage of \$8,719 (2.2%).

Areas of significant variance include:

- Insurance - \$7,441 over
- Natural Gas - \$8,034 over
- Snow removal - \$2,315 under
- Trash Removal - \$6,144 over – Board requested recycling and trash be combined in next budget cycle.
- Recycling - \$1,200 under
- Fire Safety - \$1,166 over
- Plumbing and Heating - \$3,032 under
- Elevator - \$2,761 over
- Miscellaneous - \$2,108 over
- Spa Repairs and Maintenance - \$2,017 under
- Common Area Cleaning - \$1,850 under
- Grounds -\$5,788 over
- Unit Refurbishment - \$16,203 under
- EV Charging Expense - \$2,043 under

### Accounts Receivable

AR is good!

## VI. Association Business

Board asked about the Tolin proposal to replace the pressure relief valve. This was discussed at a previous meeting. **MOTION: Stu made a motion to approve the project. Brett seconded the motion. The motion carried with Brett, Jason and Stu in favor. Eric abstained from voting.**

- A. 2023 Project Updates – SRG reviewed completed projects.
- Heat tape replaced
  - Holiday lights installed
  - Roof report received, no action needed
  - Roof drain repair completed
  - Sidewalk drain completed
  - Repairs above garage door completed
  - Spa gate closer installed & first floor door closers adjusted
  - 3<sup>rd</sup> floor, stained carpet tiles replaced
  - Men's bathroom exhaust fan replaced
  - Snowmelt system went down repaired
  - Parking lot sealcoat & striping completed
  - Alarm inspection & testing completed
- B. Project Management – Board discussed sharing the responsibilities of project oversight. One Board Member will be assigned to a particular project and will act as the project manager through the completion of the project.
- C. Hot Tub – Board requested another bid for the engineering/design of the hot tub project. Discussed looking at neighboring property for design ideas. SRG will review project documents and will request another bid for design services.
- D. Rental – request to rent part of electrical room for \$75/month from 12/1-3/31.
- E. Exterior Lighting – Board requested electrician repair the lights by the dumpster and the stairwells. SRG will schedule appointment with electrician.
- F. Review Deck Proposals – Board received two bids, SRG is waiting for a third bid. When all bids are received, the Board will review and assign a member to take the lead on defining scope and meeting with vendors. This will be a spring 2024 project.
- G. Column Inspection Report – Board discussed engineer report on columns that were installed per the original building plans. Stu will inspect the columns around the property and Jason will look for the hardware/braces recommended by the engineer.
- H. Bike Enclosure Proposals – Board received one bid, SRG is waiting for a second. Board discussed better bike racks instead of a fence around the bikes. If second bid comes in at a reasonable cost, the Board might consider moving forward. Board also discussed the need to inventory the bikes and donate old ones in the spring. SRG will notify owners about a bike cleanout in 2024.
- I. Internet Discussion - Internet upgrade proposals requested from ResortInternet and Comcast. Board discussed service reliability and speed requirements for the property.
- J. Window Air Conditioners – Board approved amending the Rules and Regulations to state that no additional window air conditioners are allowed, but portable air conditioners which are contained in the unit and vent through a spacer at the bottom of the window are permitted. The Board agreed the one window air conditioner that is grandfathered in will need to be replaced with a portable air conditioner when it is replaced.
- K. Parking of Van Recreational Vehicles in Oversize Parking Spaces – Board discussed defining the types of vehicles that are allowed to park in these spaces. No action to be

taken at this time. Board authorized covering some of these signs in the off-season for guests to park non-oversized vehicles.

- L. Declaration Amendment – Based on owner feedback on the proposed amendment (to allow a spouse of an owner to serve on the Board), Board wants attorney to add language in amendment saying “in the event of a divorce, Board Member must resign immediately”.

**VII. NEXT MEETING DATES**

The board set the following dates for 2023 Meetings.

- I. February 9<sup>th</sup> at 2:00pm

**VIII. ADJOURNMENT**

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

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

Board Member Signature

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