



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 10th, 2024

I. CALL TO ORDER

The meeting was called to order at 2:00pm at Tenderfoot Lodge.

Board members in attendance were:

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

A quorum was present.

Representing Summit Resort Group were Gail Filkowski and Chris Trettle

II. OWNERS/VENDOR FORUM

No Owners or Vendors present.

III. SPRING PROPERTY WALK

Board members and management completed an exterior and interior property walk to identify maintenance and repair projects.

IV. RATIFY ACTIONS VIA EMAIL

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

- A. Meeting Minutes from 2/28/2024, approved
- B. Farmers Insurance renewal, approved
- C. Empire Works Deck Project, approved
- D. Add Unit 2636 to Deck Project, approved
- E. Management agreement renewal, approved

MOTION: Stu made a motion to ratify the actions via email. Eric seconded. The motion carried with all in favor.

V. FINANCIALS

Gail Filkowski reported on the following financials.

Balance Sheet

3/31/24 balance sheet reports:

- \$31,506 in Operating
- \$237,986 in Reserves Alpine
- \$250,062 Reserves Edward Jones CDs

There was discussion about the various CDs and the need to stagger the terms.

3/31/24 P&L Budget comparison reports \$219,810 of actual YTD operating expenditures vs. \$221,655 of YTD budgeted expenditures, \$1,844 (1%) underbudget.

Areas of significant YTD variance include:

- Professional Services: \$1,490 over
- Insurance: \$4,198 over
- Snow Removal: \$1,903 over
- Fire Safety: \$2,588 over
- General Building Maintenance: \$1,198 under
- Plumbing and Heating - \$6,212 under
- Spa Repairs & Maintenance: \$1,176 under
- Grounds: \$2,533 over
- Unit Refurbishment: \$5,910 under
- Supplies & Materials: \$1,257 over

Accounts Receivable

A/R is good.

VI. Association Business

- A. Manager's Report / Project Updates: Gail reviewed the management report and highlighted completed and pending projects.
- B. Gutter Install Bid from Leo's Roofing: the Board reviewed the bid from Leo's Roofing to install new gutters and heat tape around several areas of the property. This was also reviewed during the property walk.

MOTION: Brett made a motion to approve the bid. Stu seconded. The motion carried with all in favor.

- C. Fireplace & Dryer Vent Inspections / Cleanings: The Board reviewed pricing from Consider It Done for fireplace & dryer vent cleanings. The cost should for both services be budgeted as an operating expense and work to be scheduled in the upcoming fiscal year to start October 2024.

- D. Window Washing: the Board reviewed pricing from Consider It Done for window washing. They are outsourcing the work now. The Board would like bids from directly window washing companies. Gail will get pricing and will make sure screen removal is included.
- D. Declaration Amendment – Spouse on Board: Amendments can be handled with proxies in conjunction with the annual meeting. Gail will get the details from attorney.
- E. RemoteLock Alternatives: Board discussed possible alternatives to RemoteLock software.
- F. Bikes in Garage: Stu is working on a notification about bikes in the garage and this will be a discussion topic at the Annual Meeting.

Discussion of Items Not on Agenda

- Hot Tub Project: Gail to reach out directly to Reardon, a design/building company.
- Altitude Legal: Board approved having the attorney draft a water leak policy.
- Recycling: SRG to make sure recycling is scheduled for weekly pickups over the Thanksgiving and Christmas holidays, as well as the month of March.
- Snow Removal: Board discussed a walk-through with snow removal company prior to next season to review where to plow the snow to avoid relocating costs.
- Tolin Mechanical – Gail to get bids for additional valve replacements. Work will require the main water shut off at the curb. Will need to coordinate with Snake River.

VII. NEXT MEETING DATES

- A. August 9th at 2:00pm
- B. September 14th at 9am (Annual Meeting)
- C. November 8th at 2pm

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 4:45pm

Approved By: _____

Board Member Signature

Date: _____