



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

November 22, 2024

I. CALL TO ORDER

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

Board members in attendance were:

- Stu Moore – President
- Bret Hawkins – Vice President (participated via Zoom)
- Eric Geis – Member
- John Frederick – Treasurer
- Rob Freedman – Member

A quorum was present.

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

II. OWNERS/VENDOR FORUM

There were no Vendors or Owners present, other than Board members.

III. APPROVE MINUTES from 8/9/24 BOARD OF DIRECTORS MEETING

Upon review, John moved to approve the minutes of the 8/9/24 Board of Directors meeting; Stu seconded, and the motion passed.

IV. RATIFY ACTIONS VIA EMAIL

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

- A. Snow Removal Contract All Summit
- B. Rule Update – No Open Flame
- C. CTA Review (FinCEN Registrations)
- D. Additional Gutter Installation- Leo's Roofing
- E. Deck Repairs Unit 2672 – Brian Waite

Upon review, Eric made a motion to ratify the actions via email, Stu seconded, and the motion passed.

V. FINANCIALS

- A. Gail Filkowski gave the September financial summary.

Eric requested the monthly financial reports be emailed to the Board when they are completed by SRG.

9/30/24 balance sheet reports:

- \$46,470 in Operating
- \$193,888 in Alpine Reserves
- \$250,000 Reserves Edward Jones CD

9/30/24 P&L Budget comparison reports \$427,348 of actual YTD operating expenditures vs. \$448,008 of YTD budgeted expenditures, -\$20,659 (4.5%) under budget.

There are no delinquencies

- B. CD Renewal 11/25/24

The Board reviewed the CDs coming up for renewal, Eric made a motion to roll over all 3 CD's, Rob seconded, and the motion carried.

- C. The Board discussed the 2024 reserve expenditures and John will draft a policy for Operating versus Reserve expenses. They also discussed moving the 2024 surplus of operating funds to the reserve account at the February board meeting.

VI. Association Business

- A. Manager's Report / Project Updates: Gail reviewed the management report and highlighted completed and pending projects.
- B. EV Charger Update
Eric gave an update on the EV Chargers. The current Enel chargers are no longer functional. Chargepoint will be the new EV charging station installer. The installation and set-up process will likely not be complete until early 2025.

SRG to hold payments to Xcel for the next EV charging invoice.

- C. Occupancy Limit Discussion
The Board discussed various options for establishing an occupancy limit for the HOA. The Board is in favor of the idea of an occupancy limit. Board will consult with attorney on this topic.

D. Short Term Rental (STR) Update

Eric gave an overview of the Keystone STR policy and new hotline. Instead of calling SRG, owners need to call the Keystone hotline to register complaints against STR units.

E. Passing Through TFL Signage

Board discussed signage establishing no liability for injury if someone is walking through the property. There was a question about the bike path and easement. This was added as a topic to discuss with legal counsel.

F. Additional Deck Repairs

Get bid from Empire for 2025 deck project.

G. Leak Policy Review

The Board reviewed the updated leak policy from Altitude Law. They will get a second opinion from another attorney on the policy.

H. Proposal for Maintenance and Insurance Chart

Board did not move forward with the proposal for Altitude Law to draft the chart.

I. Updated Collections Policy

The Tenderfoot Collections policy needs to be updated to meet the current law. This will be discussed with possible new legal counsel.

J. Tolin Proposal for Heat Exchanger Parts

Board approved Tolin proposal to supply and deliver spare replacement parts for the south spa heat exchanger.

K. Holiday Party

Scheduled for December 7th at 4:30pm.

L. 2025 Capital Projects

Discussion of stairwell painting, additional decks repairs and possible siding project in 2025. Empire Works can bid all projects. SRG to invite them to the February Board Meeting.

M. Valve Replacement

Snake River says the curb stop works and the valve replacement project can move forward. Gail to schedule with Tolin for 1st or 2nd week of December when occupancy is low.

VII. 2025 BOARD MEETING DATES

- A. February 21, May 9, August 8, November 14

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 4:15pm

Approved By: _____
Board Member Signature

Date: _____