



TENDERFOOT LODGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 16, 2025

I. CALL TO ORDER

The meeting was called to order at 2:55 pm at Tenderfoot Lodge.

Board members in attendance were:

- Stu Moore – President
- Bret Hawkins – Vice President
- Eric Geis – Member
- John Frederick – Treasurer
- Rob Freedman – Member

A quorum was present.

Representing Summit Resort Group were Gail Filkowski and Mike Nelson

II. OWNERS/VENDOR FORUM

- One homeowner was present, representing unit 2624.
- Tolin Mechanical service manager Dan Mayberry was present. The Board discussed the current contract and potentially adding extra preventative service visits. The Board also wants Tolin to compile a list of common parts to keep in stock.

III. PROPERTY WALK

Board Members and SRG completed the annual spring property walk to identify projects for 2025.

IV. APPROVE MINUTES 2/21/25 BOARD OF DIRECTORS MEETING

Upon review, Bret moved to approve the minutes of the 2/21/25 Board of Directors meeting; John seconded, and the motion passed.

V. RATIFY ACTIONS VIA EMAIL

- A. Insurance Renewal with \$25K Deductible
- B. EmpireWorks Deck Proposal
- C. Self-Insuring for Water Damage to 2650, 2630 and 2610

Upon review, John moved to approve the minutes of the Actions Via Email; Eric seconded, and the motion passed.

VI. FINANCIALS

A. Gail Filkowski gave the 3/31/25 financial summary.

Balance Sheet

3/31/25 balance sheet reports:

- \$49,233 in Operating
- \$270,769 in Alpine Reserves
- \$250,000 Reserves Edward Jones CD

Profit and Loss

3/31/25 P&L Budget comparison reports \$243,071 of actual YTD operating expenditures vs. \$241,179 of YTD budgeted expenditures, \$1,892 (0.8%) over budget.

Areas of significant YTD variance include:

- Accounting: \$1,488 over (income tax payments)
- Insurance: \$2,591 over
- Natural Gas: \$4,414 under
- Snow Removal: \$1,307 over
- Fire Safety: \$1,473 over
- General Building Maintenance: \$1,858 over (elevator pit access and cleaning)
- Plumbing and Heating: \$5,581 under
- Elevator: \$2,242 over (2024 fees paid in new FY)
- Grounds & Landscape Maintenance: \$3,110 over (2024 services paid in new FY)
- EV Charger Electric: \$2,010 under

Accounts Receivable

There are no delinquencies

Financial Action Items

- *Reclass income tax payments as reserve expense because the reserve interest income is taxable.*
- *Verify the Edward Jones CD interest income gets transferred to the Alpine reserve account.*

VII. Association Business

A. Manager's Report / Project Updates: Gail reviewed the management report and highlighted completed and pending projects.

Action Items:

- *Add Bret's email to owner's list*
- *Price out different trash bins, frequency versus compactor*
- *Send insurance reminder to owners about deductible*

- B. Empire Works Project Update/Schedule – Empire works to schedule the decks and stairwell coating project together, and ideally along with the siding project if the Board approves the proposal.
- C. Empire Works Siding Estimate – Gail to schedule call with Tim and Manny to review the siding project bid and answer questions.
- D. Sealcoating Estimate – Board reviewed proposal from Jet Black for sealcoating the exterior parking lot, drive and the slopeside sidewalks. Eric made a motion to approve the proposal; Bret seconded and the motion passed.
- E. TKE Proposal for Oil Change on Elevators – Board reviewed proposal from TKE for oil change service on both elevators. The price is high due to the amount of oil and time it takes to complete the service. Eric moved to approve the proposal, John seconded and the motion passed.
- F. Tolin Proposal for Garage Thermostat – Stu authorized the project.
- G. Trash & Recycling Issues – Mike described issues with trash, including trash being left on the ground. Board authorized installing a camera by the dumpsters. Stu has an extra Ring camera to use.
- H. Pest/Raccoon Control Discussion – Raccoon activity is evident around the property. SRG to review professional removal services.
- I. Unit Maintenance, Repair & Insurance Policy Review – Board reviewed Mark Richmond's comments on the policy and approved him to draft an updated policy to reflect his changes.
- J. Survey Results – Smoking and Occupancy – Board reviewed the results of the owner survey about occupancy and smoking. Eric motioned to implement the non-smoking policy, Rob seconded and the motion passed. No action to be taken at this time on implementing an occupancy limit.
- K. Noise Issues with Penthouse Unit – Board discussed enforcement of noise and nuisance complaints with short term rental units. Town of Keystone is the enforcer of excessive noise complaints, not the HOA.
- L. Hot Tubs Update – Mike and hot tub specialist George used a product to seal a leak in a hot tub return line. There is still the larger project of new hot tubs on the horizon. Stu is discussing the project with an architect.
- M. Mail Delivery in Keystone - Town of Keystone and USPS Conference Call – A Board Member will sit in on the call to see what costs and options are for adding mailboxes.

VIII. 2025 BOARD MEETING DATES

Upcoming Board Meetings: Budget discussion 8/4 via Zoom, regular meeting August 8

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 5:02pm

Approved By: _____

Board Member Signature

Date: _____