



TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

August 8, 2025

I. CALL TO ORDER

The meeting was called to order at 1:00 pm at Tenderfoot Lodge.
The Meeting was preceded by a walk around of the property.

Board members in attendance were:

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

A quorum was present.

Representing Summit Resort Group were Kevin Lovett and Mike Nelson

II. OWNERS/VENDOR FORUM

- Tolin Mechanical service manager Chris Elby was present. Tolin and the Board discussed the proposed new service agreement which includes adding extra preventative service visits. The Board and Tolin also discussed keeping inventory of parts; Tolin stated that most parts are readily available, and they did not recommend building an inventory of parts to be kept on hand.

III. APPROVE MINUTES 5/16/25 BOARD OF DIRECTORS MEETING

Upon review, Eric moved to approve the minutes of the 5/16/25 Board of Directors meeting; Bret seconded, and the motion passed.

IV. RATIFY ACTIONS VIA EMAIL

The following action via email was reviewed:

6-24-25 Siding Replacement, approved to proceed

Upon review, Eric moved to approve the above Action Via Email; Bret seconded, and the motion passed.

V. FINANCIALS

Kevin Lovett presented June close financial report as follows:

Balance Sheet

6/30/25 balance sheet reports:

\$51,339 in Operating
\$263,984 in Alpine Reserves
\$250,000 Reserves Edward Jones CD
\$5.17 Edward Jones Cash Account

Profit and Loss

6/30/25 P&L Budget comparison reports \$356,885 of actual YTD operating expenditures vs. \$370.169 of YTD budgeted expenditures, \$13,283 (3%) under budget.

Accounts Receivable

There are no delinquencies

2025-26 Budget

The 2025 -26 Budget was discussed. Upon discussion, Eric moved to approve the 2025-26 Budget to include an overall 5% increase to dues, which allows an additional 10% be contributed to the reserve fund. Rob seconds and the motion passed. The budget will be presented to the Owners at the 2025 Annual Meeting for ratification.

VI. Association Business

The following Association Business items were reviewed.

Soffit closure/ Racoons; It was noted raccoon activity continues at the property. Removal efforts will continue. Additionally, the Board agreed to install chicken wire to close off access to the soffits; SRG will obtain a proposal to install.

Trash Service, compactor vs bins; Waste Management reports that the current trash compactor is more economical and efficient for trash disposal than the 6 or 8 yard containers. The Board agreed to keep the existing compactor in place.

Unit Deck replacement; It was noted that Empire Works has completed the unit deck replacement project.

Ground floor unit deck boards; There are 3 decks with warping deck boards on the ground floor. SRG will coordinate to have the boards replaced.

Third floor front walkway deck boards; SRG will also coordinate to have a section of deck boards replaced on the third-floor front walkway.

Third floor railing front walk way; It was noted that a railing on the third-floor front walk way has rotted out and a spindle is broken; SRG will coordinate repair.

Concrete Replacement; The Board discussed replacement of the “L” shaped concrete section on the front south side of the building. SRG will obtain a cost estimate.

Washing of the front walkways; The front walkways will be washed to remove dust in the Spring of 2026.

Siding replacement; The Board discussed the siding replacement project. It was noted that Empire Works has sent over a large change order as they made an error on the initial proposal which caused a significant material shortage. Empire Works has proposed to split the additional cost with the HOA. The Board will obtain a bid from an alternative contractor and then continue further discussions on proceedings.

Asphalt; It was noted that the Crack Sealing has been completed. Seal coating schedule for week of August 11th. Notice has been sent to Owners.

Elevator, oil change; The oil change on the elevator has been completed.
Garage thermostat; Tolin has completed the garage thermostat replacement.

Unit maintenance, repair and insurance Policy; Stu and Kevin will review the Unit Maintenance, repair and insurance policy and present revision options to the Board.

Collection Policy; Colorado Legislature has required updates to the Collection Policy. Upon review, Eric moved to approve the updates, Stu seconds and the motion passed.

Smoking policy; The Board discussed the smoking policy. A smoke free campus (to include prohibition of smoking in units) is preferred. SRG will reach out to attorney to request language be added for smoke free campus and inquire as to the fining process for violations.

Hot Tubs; Status of the hot tubs was discussed. It was noted that the leak in the upper tub has subsided due to the leak sealant compound application. The Board agreed to do another round of leak sealant application to both tubs this September. Timers have been installed on the hot tub jet controls in place of buttons. Additional weed removal will take place at the hot tub area. The Board discussed long range hot tub major replacement; funds will be placed in the MMC for design and engineering with the plan for major replacement taking place as soon as 2027.

Hot tub mechanical room, boiler exhaust cap; SRG will have the missing boiler flue vent cap replaced.

Mail delivery in Keystone; It was noted that mail delivery in Keystone is currently on hold.

Insurance; Stu attended the recent KOA insurance meeting and presented report on discussions that occurred.

Tolin proposal; The Board discussed the renewal proposal presented by Tolin. Upon review, the Board agreed to proceed with the new / updated proposal.

Security; The Board discussed security at the property and discussed addition of additional signage. The Board discussed use of a security guard. SRG will contact security company and obtain pricing information.

Trash enclosure; The Town of Keystone future requirements / regulations re fully enclosed trash structures was discussed. The Town of Keystone will be contacted to determine if an exemption is possible as we have a compactor system.

VII. 2025 MEETING DATES

Annual Owner Meeting September 13, 2025. Official meeting notice to be sent August 13th.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 2:30pm