



TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

November 7, 2025

I. CALL TO ORDER

The meeting was called to order at 3:00 pm at Tenderfoot Lodge.
The Meeting was preceded by a walk around of the property.

Board members in attendance were:

- Rob Freedman – President
- Bret Hawkins – Vice President
- Eric Geis – Member
- Stu Moore – Member
- Rob Freedman – Member
- Michelle Reding- Member

A quorum was present.

Representing Summit Resort Group were Andrea Shand, Kevin Lovett and Mike Nelson

II. OWNERS/VENDOR FORUM

Matt Hickman with Montauk Contracting Inc. provided an education on the on the current assessment of some of the support column and beams. Matt proposed products that could assist with their life span. The recommendation was to have the columns and beams reviewed professionally to establish the level of priority of structural concern. There was discussion on the staining of the decks which have new board and coordination of the finished look. Matt will stain one deck to be reviewed by any available board members.

III. APPROVE MINUTES 8/08/25 BOARD OF DIRECTORS MEETING

Upon review, Eric moved to approve the minutes of the 08/08/25 Board of Directors meeting; Bret seconded, and the motion passed.

IV. RATIFY ACTIONS VIA EMAIL

The following action via email was reviewed:

- 8-21-25 siding replacement approved- Bellwether
- 9-23-25 Snow Plow services approved - All Summit
- 10-10-25 Deck repair work approved – Montauk

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

V. FINANCIALS

Andrea Shand presented September close financial report as follows:

Balance Sheet

9/30/25 balance sheet reports:

- \$60,245 in Operating
- \$219,174 in Alpine Reserves
- \$175,000 Reserves Edward Jones CD
- \$75,840 Edward Jones Cash Account

Profit and Loss

9/30/25 P&L Budget comparison reports \$467,610 of actual YTD operating expenditures vs. \$485,448 of YTD budgeted expenditures, \$17,838 (3.7%) under budget.

Accounts Receivable

There are no delinquencies.

VI. Association Business

The following Association Business items were reviewed:

The updated Collection policy was reviewed. All present board members voted to adopt, motion passed.

Smoking Policy will remain unchanged that no smoking is allowed in common areas nor in LCER areas which include decks and patios.

Unit Maintenance Responsibilities document to be drafted to outline HOA obligations and owner obligations. Board members to draft and Summit Resort will support with final document.

Occupancy limits will remain the same. It was noted that there are rare occasions where occupancy levels create concerns. There were several changes beyond HOA controlled documents that would need to be made outside of the HOA jurisdiction support a change occupancy levels. It was determined no changes will be pursued at this time.

Unit deck replacement was discussed with Montauk. One deck will be stained and reviewed to provide guidance on the product to be used on the remaining decks.

Review of EV pricing. Eric advised the board after reviewing Xcel Energy costs incurred and revenue received this expenditure is breakeven. As this is an amenity item and not for profit, it was agreed to leave the chargeable rate the same.

Siding replacement; the project overall went well. There is concern in some spacing between the new siding and rails. Bellwether to meet onsite to review with a board member or SRG property manager. It was decided that \$10,000 will be withheld from final payment until this issue satisfactorily addressed.

Hot tubs are currently in good operation. Mike raised the concern that when existing blue spa covers degrade, particulars get into the mechanical and filter system. Continued use of these covers could compromise this spa equipment. As the current mechanical equipment is dated, there are no available parts for repairs and further failures may require new equipment to be purchased. Mike proposed changing the sand filter system to a new glass system which can be cleaned and not replaced when needed. The board approved this change.

Security; the Board discussed security at the property. Given it is rare that an event requires security response, the board agreed that current security practices support the need of the property.

New item of discussion; confirmation is needed that the trash compactor is wildlife proof. Andrea to contact Waste Management to get this information.

VII. 2025 MEETING DATES

The next BOD Meeting will be held on February 13, 2026.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 4:25pm