TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING

February 20, 2026

I. CALL TO ORDER

The meeting was called to order at 2:05 pm at Tenderfoot Lodge.

Board members in attendance were:

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

A quorum was present.

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

II. OWNERS/VENDOR FORUM

No discussion

III. APPROVE MINUTES 11/07/2025 BOARD OF DIRECTORS MEETING

Upon review, Bret moved to approve the minutes of the 11/07/25 Board of Directors meeting; Stu seconded, and the motion passed.

IV. RATIFY ACTIONS VIA EMAIL

The following action via email was reviewed:
12.15.25 Spa Cover Replacement.
Motion not ratified. Board not in approval.

V. FINANCIALS

Andrea Shand presented December 31, 2025, close financial report as follows:

Balance Sheet

12/31/25 balance sheet reports:

- $69,120 Operating
- $172,326 in Alpine Reserves
- $175,000 Reserves Edward Jones CD
- $75,838.25 Edward Jones Cash Account

Profit and Loss
12/31/25 P&L Budget comparison reports $121,570 of actual YTD operating expenditures vs. $126,542 of YTD budgeted expenditures, $4,972 (4%) under budget.

Accounts Receivable
There are no delinquencies.

VI. Association Business

A. **2026 Capital Projects**

Spa Repairs:
Mike Nelson provided an update that the leak has been located on the north spa. The skimmer was the source of water loss. This has been repaired and the tub is consistently holding water at this time.

Next steps are to establish 2 separate Request for Proposal (RFP) forms: One RFP for Spa plumbing to replace all lines from mechanical room to spa and replacement of spa equipment room as needed. Second RFP for the required excavation work from the spa to mechanical room to install the new plumbing for the spas. Once established and approved by board, SRG to solicit 3 proposals for each RFP.

Siding Project
Phase I completed in fall of 2025. Phase II is the west facing portion of building to include covering all open soffits.

Action items: SRG to solicit bids from Bellwether and Empireworks.

Deck Re-Staining
Approximately $50,000 in reserve funds are allocated to this project. Previous work has been completed on the 3rd floor and partial work has been done on the 1st and 2nd floor unit decks. Next steps are to address the 1st floor unit decks to re-stain as well as repair or replace boards as needed. Action item: SRG to solicit proposals for this work.

Long Term Parking
Board will review owner requests on a case-by-case basis given demand on parking varies throughout the year. SRG to create a long-term form that owners can complete and share with the board to review. This is to include any requirements the owner must comply with when leaving a vehicle on property.

Annual Sprinkler Inspection Report
5-year testing requirements have come due. Deficiencies were reported by Western States. Bret made a motion to approve to address the deficiencies and testing required as outlined in report and proposal by Western States, Michelle seconded the motion. Motion carried

Unit 2614 Sewer Backup

2614 had a sewer backup in one of their two bathrooms in late January. PSI cleared the related plumbing back up from the unit as well as the buildup in the sewer main the evening of the event. Onsite Restoration performed mitigation and restoration work on the residence. Total cost of combined expenditure is just under $10,000. Preventative measures were discussed. One plan is to ask all owners to assist with maintenance of their residential drains on a routine basis possibly using a vinegar and baking soda solution. This solution is to help remove built up debris in the line. Another potential plan discussed is to contact a vendor to clean the main sewer lines on a routine basis. More discussion on best practices on routine vendor preventative maintenance services to be continued. A communication to be shared with the ownership as to assist in best practices for maintenance of all residential drains.

Window and Doors- Standardized Replacement Options

There are currently two manufacturers that are approved vendors for windows: Pella and Sierra Pacific. This information is available on the HOA website. Colorado Building Supply (CBS) recently completed a project for an owner and is interested in putting a proposal together for owners on entry door and window replacement. Andrea will follow up with CBS s for this proposal.

VII. NEW BUSINESS

The penthouse unit has not been following proper procedure for emptying their hot tub. The hot tub has been drained onto the building which has caused discoloration to the building siding. This area needs to be reviewed by an outside contractor to put a proposal together to restore the exterior of the building. This proposal will be shared with the penthouse owner to address. The proper procedure is to drain the hot tub with a hose to a drain to avoid impacting the building and residences below. Andrea to solicit a bid for the work. The board will review and send a communication to the owner.

VIII. NEXT MEETING DATE

The next BOD Meeting will be held on May 8, 2026.

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 3:58pm