



**TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING**

April 8, 2026

I. CALL TO ORDER

The meeting was called to order at 3:00 pm

Board members in attendance were:

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

A quorum was present.

Representing Summit Resort Group were Andrea Shand and Mike Nelson

II. CAPITAL PROJECT

SIDING PROJECT

The board reviewed proposals for siding replacement for both West and South facing portions of the building from Bellwether and Empireworks. After some discussion, based on some cost savings as well as the having satisfactorily performed the siding work this past fall, the board has elected to move forward with Bellwether.

Eric made a motion to approve Bellwether for the West Side portion of the building. Bret seconded the motion. The motion passed.

SPA MECHANICAL PROJECT

The board reviewed proposals from George Complete Pool and Spa and High Country Aqua Tech. Given the sizable variance in pricing of the proposals, the board would like to discuss this proposal in person with George Complete Pool and Spa. Andrea to coordinate the onsite visit with the vendor at the next Board meeting.

Mike Nelson noted that there have been two leaks with the north spa. One leak has been fixed with the skimmer being re-sealed. The second leak continues to lose water. The volume of water has decreased given the repair of the skimmer as well as the use of Leak Stop

product. The water loss now needs to be replenished once a day, previously it was twice a day.

Action Items: Andrea to contact Snake River Water District to get an understanding of any water restrictions for the summer for refilling hot tubs. Andrea is to provide the board trenching work proposal with breakdown of scope and pricing.

III. RESERVE STUDY DISCUSSION

Rob proposed that a professional reserve study be performed to provide a comprehensive list, timeline and cost estimates for capital improvements. Stu and Eric both commented that the previous experience with a Reserve Study company was sub-par. Andrea to work with SRG HOA Managers as to recommended Reserve Study services to provide a cost estimate for the board.

IV. ADJOURNMENT

With no further business, Rob motioned to adjourn the meeting, Michelle seconded, the meeting was adjourned at 3:54pm