TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
August 8, 2026

I. CALL TO ORDER

The meeting was called to order at 11:06 am

Board members in attendance were:

- Rob Freedman – President
- Michelle Reding- Treasurer
- Eric Geis- Member

A quorum was present.

Representing Summit Resort Group were Andrea Shand and Kevin Lovett.

II. Vendor Forum –

No Discussion

III. Approval of Minutes of 04/29/2026 Board Meeting

Eric made a motion to approve. Michelle seconded. All in favor. The motion carried.

IV. Ratify Action via Email

06.08.26 TKE motor replacements

Eric motioned to approve the above actions via email. Michelle seconded. All in favor. The motion carried.

V. Review of June Financials

Balance Sheet

06/30/26 balance sheet reports:

- $53,411 in Operating
- $283,504 in Alpine Reserves
- $151,534 Edward Jones Cash Account

Profit and Loss

06/30/26P&L Budget comparison reports $387,459 of actual YTD operating expenditures vs. $381,876 of YTD budgeted expenditures, $5,516 (1.5%) over budget.

Accounts Receivable

There are no delinquencies

2026-27 Budget Proposal

Budget had previously been shared with all board members for review. The year-over-year increase of 10% is primarily driven by the anticipated increase in insurance premiums upon renewal in April. Eric noted that the roof maintenance line reflected a zero balance and requested a review, as the Association typically conducts an annual roof inspection. In response, the budget has been updated to include $3,000 in roof maintenance expenses.

VI. Association Business

A. Siding Project

Bellwether anticipates the project to start in early fall. They recently received a report of owners interested in window and patio door replacement. This a 6-8 week production time and are working to coordinate the installation alongside the siding project. Andrea to keep the board updated on project schedule once determined by Bellwether.

B. TKE- Motor Replacements

TKE received the deposit at the end of June. Estimated production time of the motors is 8 weeks. Andrea to continue to ask for status updates to share with the board.

C. Hot Tubs

Eric and Bret met with George, with George's Complete Pool and Spa, to discuss the immediate maintenance and repair items necessary to keep the spa operational through the upcoming season. Following the discussion, it was agreed that the Association would proceed with the maintenance and repair recommendations proposed by George.

D. Annual Meeting

Board discussed to keep the agenda traditional held at the meeting. Items of to callout include proper trash disposal, window treatment policy, no signs on storage doors, best practices with the Hardy board siding, reminder of website password. Eric will provide a demonstration showing how the windows can be safely cleaned from both sides by unlatching them and hinging the window inward into the unit.

VII. 2026 Annual Owner Meeting 09/12/26

Annual meeting on September 12th at 9:30 am. Notice to be sent by August 12th

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 12:25 pm