

TENDERFOOT LODGE

BOARD OF DIRECTORS MEETING

May 9, 2008

A regularly scheduled meeting of the Tenderfoot Lodge Board of Directors convened Friday, May 9, 2008, on-site. Directors present were Russ Camp, Eric Geis and Lisa Start. Present from Wildernest "WPM" were Audrey Taylor, HOA Liaison and Daniel Vlcek, Off-Mountain Director of Property Management. The meeting started with a walk-through.

Eric Geis prepared a pre-walkthrough attention list; the items were reviewed. It was noted that this year's list was improved as to length and severity. The items needing attention were basically cosmetic in nature. Additionally, it was stated that the Lodge looks the best it ever has.

It was noted that the new property manager, Travis Glynn, would start on Tuesday, May 13, 2008.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE JANUARY 11, 2008, MEETING WERE APPROVED AS WRITTEN.

FINANCIALS

The March financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$62,093.86, the Reserve Account's balance was \$169,314.55 and the Reserve CD's balance was \$56,129.24. Operating expenses exceeded income by \$3,904.43 in March, but Operating income exceeded expenses by \$4,141.48 as reported in the same time period. Reserve income exceeded expenses by \$4,782.83 in March and by \$24,184.68 year-to-date.

Concern was expressed regarding the tardiness of the financials; WPM was directed to have the financials to the Board by the 15th of the month. Additionally, WPM was directed to strictly follow the timelines of the collection policy.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT INVOICES ARE DEEMED BOARD APPROVED IF RESPONSE IS NOT RECEIVED WITHIN BUSINESS DAY, 72 HOUR NOTICE. IT WAS AGREED THAT THE BOARD WOULD BE NOTIFIED THAT INVOICES HAVE BEEN SENT.

WPM was directed to have the proposed budget to the Board no later than July 18, 2008.

WPM was directed to physically verify discontinuation of cable within the unit when the account has been submitted for service termination [due to dues delinquency].

OTHER MATTERS

The HOA's involvement with payment for High Speed Internet was discussed. The discussion was tabled.

Hot tub replacement is in process; the project's completion date is May 23, 2008. Bubble hot tub covers are to be used for the summer.

The conclusion was that the use of a security service during the heavy guest season was a success. The Board agreed to sign a security contract with On Guard for next year; committing now will gain a 10% discount. The Board will define the dates.

Decision was made to refinish the unit entry doors on the exterior units. Security is a concern during the project.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RED TAPE THE EXTERIOR UNITS [48 UNITS] DURING THE 3RD AND 4TH WEEKS OF SEPTEMBER, MONDAY THROUGH THURSDAY, TO COMPLETE THE EXTERIOR DOOR REFINISHING PROJECT.

Ambience upgrades continue to be a discussion; the matter will be brought before the membership at the Annual Meeting. Of particular interests are upgrading the entry, great room and back grounds.

ADJOURNMENT

The meeting adjourned at 5:20 P.M.

Tenderfoot Lodge
Preliminary Walk-through Observations for May 8th 2008 Board Walk-thru

4th Floor	
W Elev Lobby	marks on wall - wash or repaintretouch spots on wall
West Elevator	spakling needs paint
	clean sill/threshold
	clean sill/threshold
West Hallway	Ok
Fire stairwell	Dirt stains from overhead vent - need to be washed/repainted
	Fill-in wall around emerg light and paint. Check all floors
Front Cat Walk	Touch up paint acroos freom elevator lobby door
	Align railing outside door
	Clean white spots on floor
	Clean/repaint water marks by 2674 & 5
	Repair broken light by 2668
E Elevator	Clean sill/threshold on all floors and elevator sill
E Stairwell	Ok

	3rd Floor
E Stairwell	Ok
Front Cat Walk	remove dirt/dropping from roof of boiler room
	replace missing screens for 2649 & 48
	clear snow from small roof area on west side of building
W Elev Lobby	Ok
West Hallway	Ok
Fire stairwell	Ok
	2nd Floor
W Elev Lobby	Spacle needs paint
	Repair & repaint where sign was removed
West Hallway	Repair wall above 2619 - from last year
Fire stairwell	Ok
Front Cat Walk	Battery leaking by 2629?
E Stairwell	Ok
	1st Floor
E Stairwell	Ok
Front Walk Way	Replace ripped screen by 2618
	Storage room continuously unlocked. Keep locked
	Repair/replace Exit sign by boiler room
	Repair/replace stone work by front steps
Great Room	Replace weather stripping on inside bottom of door by men's rm - from last year
	Replace weatherstripping on bottom of door by women's room
Mens room	empty trash buckets daily
Womens room	empty trash buckets daily
W Elev Lobby	Ok
West Hallway	Ok

Fire stairwell	Ok
	Outside
Garage Entrance	Fill and repaint gouge marks on left side of entrance door
West End	Remove broken branch on tree by 2604
Courtyard W	Ok
Courtyard S	Ok
Courtyard E	Ok
Hot tubs	replacement not started yet
Back	bad condition of some furniture on patios
East End	Get load of rock to fill in on NE corner
Refuse Enclosure	Remove or stack better the wood behind the dumpster enclosure
	Close the door on the metal cable box in front of boiler room
Roadside	Ok
Garage	remove spare tire
	replace and rehang broken height bar
	paint elevator lobby doors
	where are luggage carts

Action List
Tenderfoot Lodge
Board of Directors Meeting
May 9, 2008

ITEM	PERSON RESPONSIBLE	STATUS
WPM was directed to have the proposed budget to the Board no later than July 18, 2008	Acct/Anita	
RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT	Acct/Anita	

<p>INVOICES ARE DEEMED BOARD APPROVED IF RESPONSE IS NOT RECEIVED WITHIN BUSINESS DAY, 72 HOUR NOTICE. IT WAS AGREED THAT THE BOARD WOULD BE NOTIFIED THAT INVOICES HAVE BEEN SENT.</p>		
<p>Eric Geis prepared a pre-walkthrough attention list; the items were reviewed. It was noted that this year's list was improved as to length and severity. The items needing attention were basically cosmetic in nature. Additionally, it was stated that the Lodge looks the best it ever has.</p>	<p>R/M and PM See list [Drywall is 3rd party contractor]</p>	
<p>Hot tub replacement is in process; the project's completion date is May 23, 2008. Bubble hot tub covers are to be used for the summer.</p>	<p>RM insure finished by May 23</p>	
<p>WPM was directed to physically verify discontinuation of cable within the unit when the account has been submitted for service termination due to dues delinquency.</p>	<p>Acct w PManagement</p>	
<p>R/M seal last fall's work – 2 coats sealant on ceiling tongue and groove – BOD expects completion in June</p>	<p>R/M</p>	
<p>Find substitute door for refinishing project – approve w BOD</p>	<p>PM/Daniel</p>	
<p>Wilderness was admonished for the tardiness of the financials and directed to have the financials to the Board by the 15th of the month. Additionally, WPM was directed to strictly follow the timelines of the collection policy.</p>	<p>Acct/Anita</p>	

