

# **TENDERFOOT LODGE**

## **BOARD OF DIRECTORS MEETING**

**January 11, 2008**

A regularly scheduled meeting of the Tenderfoot Lodge Board of Directors convened Friday, January 11, 2008 in the Tenderfoot Lodge Great Room. Directors present were Russ Camp, Eric Geis and Lisa Start. Present from Wilderwest "WPM" were Audrey Taylor, HOA Liaison and Zach Johnson, Property Manager. The meeting was called to order at 4:12 P.M.

### **APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE MAY 3, 2007, MEETING WERE APPROVED AS WRITTEN.**

### **FINANCIALS**

The November financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$54,590.42 and the Reserve Account's balance was \$99,342.67 with an additional \$103,001.04 held in CD's. Operating income exceeded expenses by \$5,014.14 year-to-date and Reserve income exceeded expenses \$9,282.80 in the same time period.

Question was raised as to collection procedures and accomplishment of Unit 2625.

Explanation of five invoices was requested; WPM will report the findings to the Board.

**WPM was instructed to call Altitude for garage door repairs.** Due to the high hourly rate, WPM was instructed, **"NOT TO USE Overhead Door without prior Board approval."**

### **OTHER MATTERS**

#### **Rules and Regulations**

Numerous problems, particularly in the categories of safety as well as loss of quiet enjoyment, have arisen this year. The Board stated that it is searching for ways to encourage occupants to abide by the Rules as they are in place as a benefit to the Tenderfoot Lodge community.

The Rules were reviewed. It was agreed:

- Post a set of Rules in the elevators
- Mail a copy of the Rules to Owners suggesting that the copy be posted in each unit.
- Enforce the Rules evenly and aggressively.
- Investigate hiring security personnel for heavy periods, i.e, Christmas week, March spring break, 36 Hours of Keystone, Thanksgiving, Friday Saturdays of winter season, etc.

Enforcement was detailed:

- Written Warning as per the minutes of the December 6, 2006, meeting.
- 1<sup>st</sup> Offense \$100 Fine
- 2<sup>nd</sup> Offense \$200 Fine
- 3<sup>rd</sup> and Subsequent Offenses \$200 plus potential submission to an attorney for legal action

Consideration is being given to supplying plastic cups inside the Great Room back door for hot tub beverage use.

Request was made to rescind a \$100 fine issued to an Owner stemming from violations during the 36 Hours of Keystone.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE FINE TO THE UNIT WAS UPHELD.**

**On-site Items**

- Intentions are to replace the hot tubs this season; it was agreed to try to get the new hot tubs in place for July 4, 2008.
- CDOT is returning to repair the parking lot light at the driveway entrance.
- The Tenderfoot sign has been repaired and placed.
- Approval was given to contract with some one for pigeon transfer.
- Agreement was reached to “keep” two Safelok mechanisms on hand.
- WPM was directed to order 2 deluxe mail carts.

**Mountain House Replacement**

Plans are underway to begin building a new Keystone Mountain House across the wetlands from Tenderfoot Lodge. The Board expressed interest in upgrading Tenderfoot’s Great Room and “back yard” to reflect an upscale community in order to take advantage of the opportunities presented to increase property values due to the “neighborhood”.

Discussion and research will be directed in this area.

**ADJOURNMENT**

The meeting adjourned at 6:20 P.M.

