

Tenderfoot Association, Inc.

Annual Meeting of Homeowners

November 14, 2020

A meeting of the Tenderfoot Association homeowners was held on Saturday, November 14, 2020 at 10 a.m. in the Gypsum Rec Center.

1. **Call to Order**. The meeting was called to order by Larry Agneberg at 10:10 a.m.
2. **Roll Call/Establish Quorum**. Roll call was taken and a quorum was established for the purpose of conducting business.

Lot #	First Name	Last Name	Present	Proxy to	Absent
Lot 01-A	Nece	Nece LLC			x
Lot 01-B	Rebecca and Christopher	Ciaffone			x
Lot 02-A	Jill and Roy	Buttermore			x
Lot 02-B	Michael	Rose			x
Lot 03-A	Joy	Harrison			x
Lot 03-B	Eric	Noviski		Mikolasy	
Lot 04-A	Antonet and Johann	Marx	x		
Lot 04-B	Marisa	Sato			x
Lot 05-A	Brian and Robin	Roche			x
Lot 05-B	Diann	Haynes			x
Lot 06-A	Joan and David	Hursey			x
Lot 06-B	Patrick and Jennifer	Lucas			x
Lot 07-A	Larry and Sandra	Agneberg	x		
Lot 07-B	Dennis	Kuznetsov			x
Lot 08-A	Murielle and Michael	Chirurgien / McCarron			x
Lot 08-B	Steven	Otopalik		Agneberg	
Lot 09-A	Sheri	Howell			x
Lot 09-B	Elize	Van Der Westhuizen	x		
Lot 10-A	Jeremy and Pamela	Vimmerstedt / Sederberg			x
Lot 10-B	Leslie and Lori	Walker	x		
Lot 11-A	Douglas, Melissa, etal	Riggins		Tibboel	
Lot 11-B	Earl and Lindsay	Littlepage			x
Lot 12-A	Tsering	Norbu			x
Lot 12-B	Julian	Torres			x
Lot 13-A	Beth and Ben	Pond	x		
Lot 13-B	Denise	Calvin			x
Lot 14-A	Crested Butte Trust,	LLC			x

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Lot 14-B	Sarala	Sherpa			x
Lot 15-A	Maria and Jose	Samudio			x
Lot 15-B	Jorge	Hernandez			x
Lot 16-A	Kathy and Jean	Mikolasy and Clegg	x		
Lot 16-B	Janet	Carrieri			x
Lot 17-A	Araceli and Luis	Rascon/Villareal			x
Lot 17-B	Ken	Vasquez			x
Lot 18-A	Michael and Mark	Brumbaugh and Weinrich			x
Lot 18-B	Daniel	Ritsch			x
Lot 19-A	Josh and Kristin	Sibley	x		
Lot 19-B	Tammy and Court	Butler			x
Lot 20-A	Gregory and Twyla	Gingrich	x		
Lot 20-B	Danielle	Stage			x

Also in attendance was Eileen Jacobs of Mountain Caretaker, Inc. and Matt Hayden of Elevated Colorado.

3. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the November 9, 2019 meeting were approved unanimously.

4. **Financial Report**
 - a) **2020 Year End Projections.** Management reviewed the 2020 year-end projections, noting that an operating surplus of approximately \$500 is anticipated. Insurance and Irrigation repairs were significantly over budget, but savings in other line items offset this.

 - b) **Reserve Study.** The reserve schedule, which is based upon a professional reserve study and updated annually shows that the balance at the end of 2020 is anticipated to be \$355,756. The reserve fund currently is adequate to meet the capital needs of the project as the buildings age. It does call for a small increase each year to continue building the fund for major expenses such as the roof and asphalt replacement. The Board will keep an eye on the roofs, which are scheduled for replacement in 2028, to determine whether all of some roofs are needed in that year or whether the life can be extended.

5. **Budget Ratification.** Management reviewed the 2021 budget as approved by the Board. The budget requires an increase of \$5.85 on the operating side and \$7.15 on the reserve side for a total increase of \$13.00 per unit, per month.

Upon motion duly made and seconded, the 2021 budget was approved by unanimous vote with no objections.

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6. **Election of Directors.** Two seats on the Board are expiring, currently held by Beth Pond and Larry Agneberg, each of whom indicated a willingness to stand for re-election. Nominations were invited from the floor. Johann Marx nominated Greg Tibboel, who accepted the nomination, but subsequently withdrew. Greg Tibboel nominated Doug Riggins, who indicated a desire to hold a seat on the Board. A secret ballot was called for with names submitted via private chat messages to Eileen Jacobs. After tallying the votes, the two successful candidates were Larry Agneberg and Beth Pond.

The 2020 Board of Directors are: Larry Agneberg (Exp. 2023), Beth Pond (Exp. 2023), Kathy Mikolasy, (Exp. 2021), Eric Noviski, (Exp. 2021), Josh Sibley, (Exp. 2022).

7. **Other Business.**

- a. **Solar Panels.** The roofs are owned by the Association, therefore, owners cannot install solar panels without permission from the Association. One possible process for the Board to consider is extending a license agreement to owners who wish to install solar. The agreement would include details as to owner responsibility should the panels ever have to be removed. The agreement would be recorded against the title to put future owners on notice of their obligation. Any legal fees would have to be paid by the homeowner doing the install.
 - b. **Trash.** The Association is in discussion with Vail Valley Waste, a new trash company owned and operated by a former Vail Honeywagon employee. Matt Hayden is getting a contract in place reflecting a slight savings over Vail Honeywagon's service.
 - c. **Speed Bumps.** Greg asked if the Association could consider installing speed bumps on Tenderfoot Lane. It was suggested that if Greg would like the Board to formally consider this improvement, that he enter it as a maintenance request for future research and consideration.
 - d. **Bad Debt.** Lot 04-A was sold through a foreclosure process initiated by the lender. The Association received the Super Lien of six months dues, however, there remains an additional \$3,300 of bad debt to be written off. The former owner has disappeared and efforts to locate the owner have yielded no results. Johann Marx noted that there was a surplus last year that was going to be applied against this amount. (Note: subsequent to the meeting Eileen researched this and noted a surplus of \$2,975 was realized; however, this was used to partially offset the prior year deficit of \$6,110.) At some point the Board will address this either through a special assessment or a budget line item increasing operating dues.
8. **Adjournment.** There being no further business to come before the Board, the meeting adjourned at 11:30 a.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

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By: _____
Eileen Jacobs

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