

The Tenderfoot Association, Inc.

2021 Annual Meeting of the Homeowners

Saturday, December 4, 2021 at 10:00am

Minutes

1. Call to Order The meeting was called to order 10:06am

2. Establishment of Quorum- With 14 of 40 homeowners in attendance (in person or via proxy), a quorum was reached.
 - a. Board Members in Attendance:
 - i. Larry Agneberg (Lot 7-A)
 - ii. Doug Riggins (Lot 11-A)
 - iii. Beth Pond (Lot 13-A)
 - iv. Kathy Mikolasy (Lot 16-A)
 - b. Homeowners in attendance:
 - i. Johann Marx (Lot 4-A)
 - ii. Sheri Howell (Lot 9-A)
 - iii. Ben Pond (13-A)
 - iv. Jorge Hernandez (Lot 15-B)
 - v. Janet Carrieri (Lot 16-B)
 - vi. Tammy Butler (Lot 19-B)
 - vii. Twyla Gingrich (Lot 20-A)
 - c. Proxies received:
 - i. Van der Westhuizen (Lot 9-B) to Marx
 - ii. Walker (Lot 10-B) to Riggins
 - iii. Littlepage (Lot 11-B) to Riggins
 - iv. Sibley (Lot 19-A) to Butler

3. Approval of 2020 Annual Meeting Minutes- A motion was made and unanimously approved for the meeting minutes from the Annual Meeting on November 14, 2020

4. Board President Update- Larry Agneberg presented an update to the ownership of Tenderfoot.

- He re-introduced Elevated Colorado as the management company and Matt Hayden as the property manager, taking over from Eileen and RG of Mountain Caretaker at the beginning of 2021.
- Larry discussed some of the issues that the Board and management have been working on over the past year.
 - Parking Compliance; ensuring guests park in guest parking and not in the street, and that homeowners do not spill over their dedicated parking within their garages and driveways.
 - Cleaning up after pets- dog waste
 - Improper exterior storage; personal items whether on the side of the houses, or on the front or rear patio decks.
 - Irrigation repairs; from the Comcast Infrastructure project in the Gypsum area and the resulting repairs needed throughout the system.
 - Matt expanded on the costs to the Association as a result of the damage and repairs. Extra bills to the HOA have been billed to Comcast to pay.
 - Irrigation water use monitoring; adjusting the clocks during the summer season to reflect the need of the laws to prevent over watering or wasting water.
 - Trees; to watch for potential safety issues or health of the trees
 - Crack fill; to prevent degradation of the asphalt and to extend its useful life
 - Roof inspections; to look for and address damaged or loose roof shingles to extend the life of the roofs and delay replacement project (scheduled for 2028). Larry also encouraged owners to watch their roofs to ensure that any potential issues are addressed as quickly as possible, before they become issues. (shingles, gutters, vents)
 - Changes to the Board; Eric Novinski sold his property in Tenderfoot and his position was filled by Doug Riggins by Board nomination to complete Eric's term.
 - Values; Prices in Tenderfoot are selling in the \$415k- \$430k price range, and prices are increasing

5. Old Business- The trash collection of the HOA was discussed. There is an opportunity to change for potential savings from Vail Honeywagon to Vail Valley Waste as the current contract is up for renewal. It was also requested that Elevated Colorado assist homeowners in getting their damaged trash and recycling bins replaced.

Some owners are reporting a noise created within the vents during high winds. The Board asked that we engage with a vent specialist to see what can be done. The Governing Documents of the Association will have to be referred to in order to determine if repair is the HOA's or the individual homeowner's responsibility to fix.

Homeowners were encouraged to report to Elevated Colorado and issues they observe (roofs, trash, landscaping, etc.) so that the issues can be addressed quickly.

6. Financial Report- 2021 Year End Projections indicate a surplus of approximately \$4200. This number is not final and has the potential to change before the year's end.

Reserve Study- Reserves are a savings account to pay for major projects for the Association and are contributed each month within the homeowners' dues payments. The only 2021 project was the crack filling of the asphalt roads and driveways. Upcoming projects for 2022 are deck & patio staining as needed.

7. 2022 Budget Review & Ratification- The 2022 Budget was reviewed and a motion was made and passed unanimously for Ratification. 2022 Dues will be \$365 per month per unit; an increase of \$10 from the 2021 dues.

8. Election of Directors- Two current Board Member seats are expiring; Doug Riggins (completing Eric Novinski's term) & Kathy Mikolasy. Both Kathy and Doug offered to remain on the Board and with no new nominees coming forward, their terms have been extended for another three years.

Current Board of Directors and Officer Positions

- i. Larry Agneberg, President (exp. 2023)
- ii. Beth Pond, Secretary (exp. 2023)
- iii. Kathy Mikolasy, Treasurer (exp. 2021) 2024
- iv. Josh Sibley, at-large (exp. 2023)
- v. Doug Riggins, at-large (exp. 2021) 2024

9. Adjournment- Having no other items to discuss. The meeting was adjourned at 11:27am.