

The Tenderfoot Association, Inc.

2022 Annual Meeting of the Homeowners

Held Saturday, November 18, 2022 at 10:00am
at the Gypsum Rec Center Meeting Room

-Minutes-

1. **Call to Order:** The meeting was called to order by Board President Larry Agneberg at 10:10am.
2. **Roll Call/ Establishment of Quorum:** With 16 homeowners present or represented by proxy, a quorum was reached.
 - a. Board in attendance:
 - i. Larry Agneberg (14A Bartholomew Ct)
 - ii. Beth Pond (12A Tenderfoot)
 - iii. Kathy Mikolasy (340A Chatfield Ln)
 - b. Proxies:
 - i. Butler (27B TF) to Howell
 - ii. Haywood (13B Barth) to Howel
 - iii. Van der Westhuizen (26B TF) to Howell
 - iv. Plymell (13A Barth) to Agneberg
 - c. Owners in attendance:
 - i. Jorge Hernandez (320B CF)
 - ii. Sheri Howell (26A TF)
 - iii. Mickey & Shannon Barros (19B TF)
 - iv. Mike Rose (36B TF)
 - v. David & Joan Hursey (20A Barth)
 - vi. Janet Carrieri (340B CF)
 - vii. Jill Buttermoore (36A TF)
 - viii. Gene & Lori Walker (24B TF)
 - ix. Tsering Norbu (16A TF)
 - d. Guest in attendance: Matt Hayden of Elevated Colorado Management
3. **Approval Meeting Minutes:** The 2021 Annual Meeting minutes from December 4, 2021 were unanimously approved with a correction required to Josh Sibley's term year to reflect 2022.

4. Association Updates:

- a. From Board President Larry Agneberg-
 - i. Roofs of association continue to be monitored. Roof replacement is a major upcoming expense and the hope is to push the year of replacement further out than the reserve study calls for.
 - ii. Several trees were removed that were either threatening to cause property damage or were dead/ dying.
 - iii. Asphalt patches were completed from the Comcast project
 - iv. New reserve study has been completed but has not yet been reviewed to a level that can be spoken about.

- b. From Property Manager Matt Hayden-
 - i. Several areas of irrigation repairs occurred this summer.
 - ii. Parking violations continue to present a challenge. Would like to know how the community feels about parking in guest parking or spilling over in driveways.
 - iii. Matt encouraged homeowners not to wait for association meetings to report issues. Many can only be addressed when witnessed.

5. Financial Report

- a. 2022 Year End Projections- a deficit of \$5,000 is expected. The association will need to determine the best way to address the shortfall: carry into 2023 in the hopes of a surplus that can offset it, pull from reserves to pay it down, to special assess the community to cover the loss.
- b. Reserve Study & projects- 2023 does not have any scheduled maintenance items. However, deck staining was moved from 2022 to 2023. Exterior painting and deck railing repairs are scheduled to occur in 2026, making it an expensive year.
- c. Reserve money is planned to be looked at for investment in a safe way that can help grow the fund as well as help offset the continued rise in costs of maintenance in the future and keep dues cost growth down.

6. 2023 Budget Review & Ratification

- a. 2023 Operations Budget contributions proposed to increase by \$9,179 and reserve contributions to increase by \$3,854 for the year, resulting in a monthly dues increase of \$35 to \$400 per month per residence.
- b. The budget was approved by the homeowners in attendance with four opposed votes recorded.

7. Election of Directors

- a. Josh Sibley's term is expiring and is not seeking re-election
- b. Sheri Howell was nominated and was voted for a three-year term on the board of Directors.

8. Homeowner Forum

- a. A discussion about parking in the neighborhood was held.
 - i. Some homes have too many cars in the driveway along Chatfield Ln, causing issues for their neighbors.
 - ii. Too many cars along Chatfield Ln prevent the snow plows from being able to enter these areas to clear the snow.
 - iii. Some residents are using guest parking as overflow parking. Limits options for guests.
 - iv. Elevated Colorado requested that these issues get reported immediately, that photos being sent are helpful for enforcement and that knowing to whom the cars in guest parking belong to will help enforcement efforts.
- b. Owners appreciate the tree removals, but wanted to know if there was a plan for replacement. Management spoke to the desire to balance the cost of services to keep the dues low, as had been expressed in the past and in the current meeting. Therefore, safety (removal) was primary, health (trimming, fertilization and pest treatments) were the second area of focus, and replacement was last on the list. It was decided that in years where there may not seem to be the need for removal, replacements could be scheduled.
- c. Fire mitigation efforts are underway in coordination with Eagle County's Firewise Program.

9. Adjournment: With no additional items for discussion, the meeting was adjourned at 12:36pm.

Tenderfoot 2023 Board of Directors

Larry Agneberg, President (exp. 2023)
Beth Pond, Secretary (exp. 2023)
Kathy Mikolasy, Treasurer (exp. 2024)
Doug Riggins (exp. 2024)
Sheri Howell (exp. 2025)

¹ Minutes taken and respectfully submitted by Elevated Colorado Management