

**ORO GRANDE HOMEOWNER ASSOCIATION  
ANNUAL MEETING  
November 14, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 p.m. via videoconference.

**II. ROLL CALL, PROOF OF NOTICE & QUORUM**

Board members present were:

Fred Sherman, Unit 201

Steven Balthazor, Unit 300

Laurie “Dodie” Guntren, Unit 307

Jed Danbury, Unit 404

Owners present were:

David Roth, Unit 202

Al & Jarris Sandborn, Unit 203

Brian Eckenrode, Unit 210

Stephanie Angelo, Unit 214

Kurt Peters, Unit 308

Karen Friedman, Unit 310

Jackie White, Unit 313

Shane & Meredith Yamnitz, Unit 316

Frank Gariepy, Unit 402

Curt & Christine Hauer, Unit 403

Matt & Megan Kelley, Unit 409

Tim & Katy Benke, Unit 410

Proxies were received from Slade (Unit 204), Hammer (Unit 206), Boroughs (Unit 209), Lievens (Unit 211), Sveinsson (Unit 215), Mullin (Unit 216), Thompson (Unit 302), Alley (Unit 311), Bair (Unit 315), McCanna (Unit 400), Gremillion (Unit 413) and Boltz (Units 414/416).

Representing Summit Resort Group (SRG) were Kevin Lovett and Kevin Carson,

Notice of the meeting was sent on October 14, 2020 by USPS and email. With units represented in person or by proxy a quorum was confirmed.

**III. REVIEW & APPROVAL OF LAST MEETING MINUTES**

**Motion:** Dodie Guntren moved to approve the minutes of the September 14, 2019 Annual Meeting as presented. Jed Danbury seconded and the motion carried.

**IV. MANAGER’S REPORTS**

Kevin Carson reviewed the history of the building construction, unit types and current Board of Directors. The Oro Grande website can be accessed at [www.srghoa.com/hoa\\_oro\\_grande.html](http://www.srghoa.com/hoa_oro_grande.html). All Association documents, including previous meetings minutes and insurance information, are posted online.

For this year’s required owner education, information explaining the importance of maintaining a Reserve Fund was posted on the website.

**A. Prior Years Completed Tasks/Projects/Accomplishments**

1. Inspected the roof.
2. Repaired roof leaks at a cost of \$3,355.

3. Repaired the asphalt.
4. Inspected the elevators.
5. Added a lockbox cabinet.
6. Sprayed the trees.
7. Painted the building exterior and repaired the stucco.
8. Insulated the internal pipes for Unit 308.
9. Replaced the culvert at a cost of \$14,500.
10. Sealcoated the parking lot.
11. Cleaned and restriped the garage.
12. Replaced garage door motor.
13. Sealcoated the parking lot.
14. Replaced boiler and piping (funded through a Special Assessment).
15. Resurfaced the pool and hot tub.
16. Replaced and repaired the pool dehumidification motor.
17. Replaced the pool lights.
18. Added glycol to the heating and fire suppression systems.

*B. Past Year Completed Projects*

1. Replaced back stairway door locking system.
2. Replaced and repaired pool dehumidification motor.
3. Replaced pool sand filter.
4. Painted deck railings.
5. Cleaned out sinks/plumbing in second floor units.
6. Upgraded the security camera system.
7. Added new rugs in the common area.
8. Installed wall mounted bike racks in the locker room.
9. Installed outside lights with motion detectors.
10. Repaired damage to second floor mechanical room door.
11. Repaired and replaced back door.
12. Repaired fire door.
13. Cleaned the windows.
14. Installed bat loafing lines at Units 409 and 307.

*C. Ongoing Service Agreement Contracts*

The Association has contracts with Hood Landscaping for snowplowing (renews annually), Waste Management for trash service, Farmers for insurance (renews annually), Summit Resort Group (renewed in 2018 for three years), Otis for the elevator (expires January 2023), Tiger Gas for natural gas (expires June 2023) and ResortInternet for cable and internet (expires January 2025). Other cable/internet providers were evaluated but ResortInternet was selected based on the ability to use the existing data cabling, the channel line-up, the common WiFi network for the entire building, the option for individual owners to upgrade and 24/7 support.

*D. HOA Operations*

1. There was a noise complaint related to an ongoing owner/tenant dispute and a request to install a security camera in the hallway, which was denied.
2. Eight bicycles were tagged as unused and were removed.

3. There are guidelines for unit door lock replacement on the website.
4. Vehicles cannot be parked long term in the garage without prior Board approval. Storage of items is not permitted in the garage. Trailers and boats cannot be parked on the property.
5. Owners are required to obtain approval for their pets.
6. There have been issues with items dumped in the trash dumpster area.

*E. COVID-10 Update*

The pool and hot tub were closed on March 18, 2020 per Health Department guidelines and were re-opened on June 9, 2020. Based on the statewide mandate requiring masks in public places, the decision was made to once again close the pool, hot tub and fitness room on July 24, 2020 and to re-open on September 18, 2020. Users must sign a waiver and capacity is limited to 25% with a maximum of five in the pool and two in the hot tub at any given time. Usage is limited to 45 minutes per visit. There is no reservation system in place. Other safety precautions include supplying sanitizer spray and paper towels in the fitness center, laminated signage in the pool and hot tub room with the hours of operation (6:00 a.m. – 8:00 p.m.), a reminder to wear face coverings and a reminder for different households to maintain 6' of social distancing when possible.

*F. HOA Operations Needs*

The existing Rules & Regulations should be reviewed, with modification, additions or deletions of rules that are not being enforced or no longer applicable. Items up for discussion include storage of items in garage, storage of boats, trailers and other recreational vehicles, pet rules and enforcement of parking permits.

*G. Future Needs & Projects*

1. Roof Repair/Replacement – The roof has a 20 – 25 year life expectancy and the projected replacement cost in 2022 is \$200,000. A survey regarding the preferred funding method (Special Assessment or annual 15% dues increase for four years) was sent to owners and 50% responded. The majority was in favor of a five-year assessment of \$629 - \$1,370 per year per owner based on unit size. The Board reserved the right to use the Special Assessment funds for other capital expenditures as needed but this will be avoided if possible.
2. Fire Alarm System – There have not been any recent issues and replacement has been deferred.
3. Internal Heating Issues/Pipe Insulation – There have been some issues with overheating in the hallways. Breckenridge Mechanical did an evaluation and determined that factors contributing to the heat problem are hot water pipes that radiate heat into the common areas and units, sun exposure, the building insulation and fireplace pilot lights. Owners can minimize solar gain by tinting the south and west facing windows, closing the blinds and turning off the fireplace pilot light. There are hallway vents on the fourth floor which help to maintain a comfortable temperature but no vents on the second and third floors. Bids were obtained to evaluate the heating system but were rejected by the Board due to the high costs. A test insulation project was done in Unit 308 that entailed insulating the hot water pipes at a cost of about \$2,000 but it has not resulted in any significant improvement.

4. Heating System Deferred Maintenance.
5. Dropped Ceiling Options for 2<sup>nd</sup> and 3<sup>rd</sup> Floor Hallways.
6. Saflok Door Lock Replacement – The hardware will be obsolete in 2023 and all locks will need to be replaced. Two owners have already installed new locks. Owners must obtain Board approval prior to changing their locks.

## V. FINANCIAL REPORT

### A. *Year-to-Date Balance Sheet & Income Statement*

As of September 30, 2020, the Association was operating \$18,786 favorable to budget with \$18,690 in Operating account, \$58,095 in the Reserve account and \$86,169 in the Roof Reserve account.

### B. *2021 Budget Ratification*

The 2021 Budget as approved by the Board included no dues increase. The Reserve contribution will be \$65,916. There were no owner objections to the budget and it was deemed ratified.

## VI. OWNER FORUM

There was additional discussion about the hallway and unit overheating. Suggestions included switching to smart thermostats in the units, surveying the owners or collecting data from various units to determine which ones are most affected, refining a scope of work with specific goals for an engineering study or reducing the temperatures in the hallways.

**Action Item:** The Board will continue to discuss this matter offline and develop recommendations.

There is a crack outside the door of Unit 214 that is affecting the door operation. It may be caused by the building settling.

**Action Item:** Kevin Carson will follow up.

If the owner lounge remains open (for owner use only), signage should be added about wearing masks and the hours when it can be used.

There was a request to consolidate the Board member contact information on the website.

## VII. OLD & NEW BUSINESS

### A. *Garage and Exterior Door Codes*

**Action Item:** Kevin Carson will have the code changed for the garage and exterior common doors and send advance notice to all owners.

### B. *Short Term Rental Hotline*

An owner commented that he tried to call the hotline to report a barking dog but there was no answer. Kevin Carson said owners should first try to report short term rental violations on the hotline. Owners are required to have someone respond within one hour. Owners can also call Summit Resort Group about noise complaints or House Rules violations.

**VIII. ELECTION OF DIRECTORS**

The terms of Jed Danbury and Roger Boltz expired. Jed Danbury was willing to run for re-election. Roger Boltz was stepping down and he nominated Craig Boroughs. Kevin Carson read a written statement from Craig Boroughs. There were no other nominations received or made from the floor and the two candidates were elected by acclamation.

**IX. SANCTUARY AT KEYSTONE UPDATE**

Fred Sherman provided an update on the next phase of development at the Sanctuary. There is a 25' tract of land between the Sanctuary and Oro Grande that will not be improved. The new construction conforms with the plan that was approved in 2007. More information can be found on the County website.

**X. NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, November 13, 2021 at 2:00 p.m.

**XI. ADJOURNMENT**

The meeting was adjourned at 3:50 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature