

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
December 2nd, 2020

Board members Fred Sherman, Rodger Boltz, Dodie Guntren, Craig Boroughs, Steven Balthazor and Jed Danbury were present.

Representing Summit Resort Group was Kevin Lovett and Kevin Carson

- I. Call to Order** – The meeting was called to order at 5:03am via Zoom Video Conference
- II. Owner/Vendor Forum** – No owners were present at this meeting.
- III. Minutes** – Rodger made a motion to approve the minutes from the July 24th Board meeting. Dodie seconded, and the motion carried.
- IV. Financial Review** – Board and Management reviewed year to date financials as follows:
October 31st, 2020 financials report that Oro Grande has \$10,528 in the operating account, \$62,007 in the reserve account, and \$110,264 in the roof reserve account.

July 31st, 2020 profit and loss report \$270,306 of actual expenditures vs \$280,722 of budgeted expenditures, which results in an \$8,942 favorable variance year to date.

Areas of major underage/ overage:

- Cable TV - \$2,079 under
- Common Area Gas - \$2,172 under
- Supplies & Contractor Support - \$1,553 over
- Service Agreement – Pool Area - \$1,308 under

All reserve transfers were made for the year.

A/R is good. All owners have paid the 2020 Roof Special Assessment. One unit is delinquent on dues and SRG is reaching out with collection efforts.

- V. Manager's Report** – The following managing agents report was presented:

Completed items:

- Snowmelt boiler repairs
- 2nd floor washing machine repairs
- Spa boiler repairs
- Pool and Spa light replaced
- Elevator inspections
- Final Highway 6 Asphalt Patch
- Pool timer lights reset to correct hours
- Building re-key for non Saflok doors
- Removal of VACASA items from housekeeping closet

Pending Items:

- Great room entry door pin repair
- 2nd floor washing machine coin slot repairs
- Stairwell touchup painting
- Garage and rear garage entrance key code change
- Hot tub drain and fill

VI. Ratify Actions Via Email

There were no actions via e-mail to ratify at this meeting.

VII. Old Business

- Exterior Stucco Repairs
 - The Board reviewed the proposal from Willie Bzzz which was rather high. Kevin C requested an itemized copy of the bid. SRG will reach out for additional estimates in the spring.
- Common Lock Replacement
 - SRG is still waiting to receive an estimate from RemoteLock
- Oro Grande Rules and Regulations
 - The Board reviewed the current rules and regulations and considered making modifications. Areas of discussion included pet regulations, parking regulations, garage storage, and trailer parking. The Board determined there was no need to modify the Rules and Regulations at this time.
- Storage of items in ski locker room
 - The Board discussed the loose items that are being stored in the ski locker room. SRG was directed to reach out to all owners to provide notice that improperly stored items will be removed and held on site for owners to claim.
- Online access for bank accounts and security camera system
 - The Board discussed establishing online access for the Oro Grande bank accounts with Alpine. Steven requested access as Treasurer.
 - The entire Board would like online access to the security camera system. Kevin C will reach out with details.
- Parking Passes
 - Parking passes were discussed. Dodie brought up the idea of hang tags. Craig suggested that Mike W already knows most of the cars and it has not been a huge issue. Kevin L provided feedback from SRG on parking enforcement including the benefits and drawbacks. The Board determined that parking passes are not needed. SRG will continue to patrol the garage on a regular basis to look for any vehicles that are being stored long term.

VIII. New Business

- Election of Officers for 2020 – 2021
 - The Board elected the following officers.
 - Fred Sherman – President
 - Jed Danbury – Vice President
 - Steven Balthazor – Treasurer
 - Dodie Guntren – Secretary
 - Craig Boroughs – Member
- Exterior parking lot lights

- The Autumn Brook HOA had requested that OG disable a few of the parking lot lights that cause a good deal of light pollution. The lights have been the same for over 20 years and there have been no complaints. The Board suggested that Autumn Brook should reach out with a complete proposal for the changes they would like to make and would be responsible for the cost.
- Emergency egress lights
 - 16 lights currently do not have working battery backups and were identified by Summit Fire and EMS. SRG is requesting estimates to replace the fixtures.
- Covid Signs
 - Craig volunteered to continue to monitor the pool area and fitness center for covid regulation compliance. If any additional signage is required he will let SRG know.
- Cracked near unit 214
 - The Board discussed the crack near unit 214 that the owner believes is preventing the door from closing properly. A review of the declarations indicated that unit doors are an owner responsibility for repair.
- Hallway heat
 - The Board continued the discussion regarding excessive heat in the hallways at OG. Fred suggested that we should order temperature monitors to collect more data on the issue. It was also noted that the windows on the east end of the building should be cracked open to allow for air flow.

IX. Next Meeting Date

The Next Board Meeting was scheduled for Wednesday February 24th at 5:00pm via Zoom.

X. Adjournment

The meeting was adjourned at 6:18pm

Board Member Approval

Date