

**ORO GRANDE HOMEOWNER ASSOCIATION
ANNUAL MEETING
November 2, 2019**

I. CALL TO ORDER

The meeting was called to order at 2:05 p.m. in the Oro Grande Lodge lobby.

II. INTRODUCTIONS, PROOF OF NOTICE & DETERMINATION OF QUORUM

Board members present were:

Roger Boltz, Vice President, Units 414 & 416
Frederick Sherman, Secretary/Treasurer, Unit 201
Steven Balthazor, Director, Unit 300
Laurie "Dodie" Guntren, Director, Unit 307

Owners present were:

David Roth, Unit 202
Amanda Acker, Unit 212
Al Chaffin, Unit 411
Stephanie and Louie Angelo, Unit 214
Roumen Tzinov, Unit 309
Bert Bair, Unit 315
Jill & Glenn Watt, Unit 401
Frank Gariepy, Unit 402
James Danbury, Unit 404
Damrong Galassi, Unit 408
Carol Boltz, Units 414 & 416

Proxies were received from Littman (Unit 200), Slade (Unit 204), Boroughs (Unit 209), Lievens (Unit 211), Mullin (Unit 216), Kennedy (Unit 305), Wilder (Unit 310), Welch (Unit 316) and McCanna (Unit 400).

Representing Summit Resort Group (SRG) were Katie Kuhn, and Kevin Lovett.

Notice of the meeting was sent on October 9, 2019. With 14 units represented in person and nine by proxy, a quorum was confirmed.

III. PRESIDENT'S REPORT

Katie noted that Lorna Kennedy resigned from the Board, but Fred Sherman has stepped in and drafted a power point for the Annual Meeting. Fred addressed the following in his power point:

- Summit Resort Group has been the management company since 2007 and has done a great job. They handle the day to day tasks onsite and administratively, and keep everything running smoothly.
- The Oro Grande HOA Website is located at www.srghoa.com/hoa_oro_grande.html. The password is oro22. Meeting minutes, financials, and governing documents are posted on the website. The Board met 5 times in 2019.

- Oro Grande has had large projects completed in the past few years, including:
 - Garage Door Motor Replaced
 - Parking Lot Seal Coating
 - Boiler & Piping Replacements (with Special Assessment)
 - Pool & Hot Tub Resurfacing
 - Pool Dehumidification Motor Replacement & Repairs
 - Pool Lights Replaced
 - Glycol added to Heating System
 - Glycol added to Fire Suppression System
 - Roof Inspection
 - Heater Installed in Locker Room
 - Laundry Machine Repairs
 - Wall Mounted Bike Racks in Locker Room
 - Outside Motion Lights Installed
 - 2nd Floor Mechanical Room Door damage/repair
 - Back Door replacement/repair
 - Various Fire Door repairs
 - Window Cleaning
 - Owner's Lounge clean up
 - Bat Loafing Lines (Units 409 & 307)
- 2019 completed projects include:
 - Back Stairway Door Replaced with new locking system
 - Pool Dehumidification Motor Replacement & Repairs
 - Pool Sand Filter Replaced
 - Deck railing painting (deferred from 2017)
 - Sink / Plumbing clean-out 2nd floor units
 - Security Camera System upgrade
 - New rugs for common area
 - Quarterly maintenance repairs:
 - New burner assembly \$884
 - Replace heating pump iso-flange on 4th floor - \$992
 - New auto-air vents - \$417
 - Pool ventilation system dehumidistat - \$667
 - Total: \$2,960
- Oro Grande has several service contracts including:
 - Snow plowing contract - annually with Great Western
 - Trash Service – Waste Management
 - Insurance renewal - annually – Farmers 3.3% increase
 - Management Agreement with SRG in 2018 (3 Yr Term)
 - Elevator Contract – Otis in 2003 – expires Jan 2023
 - Natural Gas supply – Tiger – expires July 2020
 - TV / Internet – Resort Internet in 2015 – to expire July 2020
- The Resort Internet contract will be extended by 5 years, and they are performing a service upgrade at no cost to the HOA. The upgraded services will include wifi with in-unit access points, and HD TV with DirectTv Hopper and Wally boxes on all TVs. The installation date will be scheduled in January, and SRG will let owners know when.

Prior to the renewal, the Board investigated other provider options, but found that they were not feasible due to the wiring limitations at Oro Grande.

- Fred summarized other HOA Operations that the Board reviewed, including a dog barking complaint, noise complaints, additional camera installation requests, and storage of bicycles in the garage.
- As Oro Grande ages, the building has increased maintenance needs including:
 - Roof Repair/Replacement - 2022 - \$200,000 Special Assessment over 4 years
 - Fire Alarm System
 - Additional Video Camera/Security System Upgrades
 - Outside Trim Painting (deferred in 2018)
 - Internal Heating Issues / Pipe Insulation
 - Heating System Deferred Maintenance
 - Drop Ceiling option for 2nd & 3rd Floor Hallways
 - Saflok (door locks) Hardware Obsolete 2023
- The roof replacement is planned for 2022 and will be funded using the special assessment discussed at the 2018 annual meeting. If necessary, the Board reserves the right to use the special assessment funds for other projects. An owner asked for clarification on this, Katie pointed out that the Reserves only has \$20,658, but a replacement fire panel is \$33,000. If the fire panel were to fail, the Board could use the special assessment funds for this instead of taking out a loan or issuing another assessment.

IV. REVIEW MINUTES OF 2018 ANNUAL MEETING

Motion: Carol Boltz moved to approve the minutes of the November 4, 2018 Annual Meeting as presented. The motion was seconded by Bert Bair and carried.

V. TREASURER'S REPORT

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

As of September 30, 2019, the Association was operating \$11,091 favorable to budget with \$8,550 in Operating and \$20,658 in the Alpine Bank Reserve account. Actual expenditures were \$219,823 versus a budget of \$219,823.

Significant variances to budget included:

1. Sewer - \$5,817 favorable to budget due to timing of the payment.
2. Window Washing - \$1,000 favorable to budget due to timing of the payment.
3. Fire Protection - \$1,706 unfavorable to budget due to repairs.
4. Elevator - \$1,873 unfavorable to budget due to repairs and inspections.
5. Supplies & Contractor Support - \$3,293 favorable to budget.
6. Mechanical Repairs & Maintenance - \$1,303 favorable to budget.
7. Service Agreement - \$1,470 favorable to budget.

There were no owner delinquencies and all Reserve transfers have been made.

B. *2020 Budget Ratification*

The 2020 Budget as drafted includes a 13% dues increase, mainly to fund capital expenditures. The main line item increases included:

1. Management Fees - \$600 increase per the agreement.
2. Insurance - \$1,500 increase effective in April.
3. Reserves - \$35,064 increase.

Motion: Carol Boltz moved to approve the 2020 Budget as presented. Stephanie Anglo seconded and the motion carried unanimously.

C. *Roof Special Assessment*

In 2019, the Board passed a Special Assessment of \$200,000, with the first payment due September 1, 2019. Subsequent payments are due September 1 of 2020, 2021 and 2022. The roof is scheduled for replacement in 2022 at an estimated cost of \$200,000.

VI. OLD BUSINESS

A. *Building Heat*

The building heat problems were summarized, along with steps taken by the Board and Breckenridge Mechanical to try and remedy the issues. The next step is for the Board to hire a mechanical engineering firm to perform a site visit and thoroughly review the six different heating systems. They would then make recommendations for repair and improvements. The Board would like to see the price negotiated down.

VII. NEW BUSINESS

A. *Garage Code*

The garage code will be changed November 15th.

B. *Cable/Internet Upgrade*

The Resort Internet upgrade will include wi-fi and improved television services. The installation will occur in January or February.

C. *Bikes*

Owners are asked to remove any unused bikes. Any bikes that appear to be abandoned will be removed.

D. *Owner Reminders*

1. Owners are asked to review the House Rules with family, tenants and guests.
2. Only owners are allowed to bring pets and must pick up after them.
3. Owners may park one car in the garage. Trailers are not allowed.
4. Owners are asked to be courteous to others and to minimize noise.

E. *Smart Lock Replacement Policy*

The current Saflocks are antiquated and will no longer be produced in a few years. The Board will need to evaluate a new access control system for the HOA, and they are looking at the possibility of installing wifi-enabled smart locks. Katie noted that a neighboring HOA has installed smart locks, and owners have been very happy with the new system. If an owner wants to replace their lock before then, at their own expense, they need to follow the Smart Lock Replacement Policy and submit a request for Board

review. It was noted that when the access control system is changed, all owner-installed locks will likely need to be replaced to match the new ones.

- F. Katie Kuhn went over the annual required owner education for the year regarding what is a Board decision vs. an owner decision for HOA operations. She also summarized the annual disclosure of where owners can find important governing documents, meeting minutes, and financials on the website.

VIII. OWNER’S FORUM

- A. An owner noted that there has been unauthorized parking in the garage. The Board can consider parking permits and will monitor the situation throughout the winter.
- B. An owner expressed frustration with renters bringing pets to Oro Grande and asked for a pet permitting system to be initiated. The Board has considered this in the past, however, the monitoring would prove to be challenging. Owners are encouraged to contact SRG if they notice a renter with a pet.

IX. ELECTION OF DIRECTORS

The terms of Fred Sherman and Steven Balthazor expired. There was also one vacant seat on the board due to Lorna’s resignation. Fred Sherman, Steven Balthazor, Jed Danbury, and Joe Garipey all volunteered to run for the Board. After a secret ballot election was held, Fred, Steven, and Jed were elected. Katie noted that the Board will contact Joe should a vacancy on the Board open up.

X. SET NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, November 7, 2020 at 2:00pm at Oro Grande. An Oro Grande owner owns a sub shop in River Run Village, and it was suggested that the HOA get pizza and subs for the next annual meeting.

XI. ADJOURNMENT

The meeting was adjourned at 3:48 p.m.

Approved By: _____ Date: _____
Board Member Signature