

**ORO GRANDE HOMEOWNER ASSOCIATION
ANNUAL MEETING
November 13, 2021**

I. CALL TO ORDER

The meeting was called to order at 11:03 a.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:

Art Littman, Unit 200

David Roth, Unit 202

Jarisse Sandborn, Unit 205

Stephanie & Lualhati Angelo, Unit 214

Mike Schlepp, Unit #305

Valerie Anderson, Unit 308

Roumen Tzinov, Unit #309

Karen Friedman, Unit 310

Cristina Bassett, Unit 311

Jackie & Matt White, Unit 313

Jennifer & Bert Bair, Unit 315

Maggie Yamnitz, Unit 316

Paul & Cindy Watt, Unit 401

Peggy Patterson, Unit 402

Curt Hauer, Unit 403

Megan Kelley, Unit 409

Proxies were received from Slade (Unit 204), Ting (Unit 207), Boroughs (Unit 209), Sveinsson (Unit 215), McCanna (Unit 400), Gremillion (Unit 413) and Ebling (Unit 415).

Representing Summit Resort Group (SRG) was Kevin Carson.

Notice of the meeting was sent on October 1, 2021 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 November 14, 2020 Annual Meeting as presented. Stephanie Angelo seconded and the motion carried.

IV. LEGAL ITEMS

A. Annual Disclosure

Per Colorado House Bill 14-1254 and CCIOA, Summit Resort Group is required to provide annual disclosures, which were included in the meeting packet.

B. Website Notice

The website www.srghoa.com/location/oro-grande-lodge has all governing documents, financial reports, meetings and membership information.

C. Property Management Team

Kevin Carson is the property administrator. Kevin Curry is the on-site building manager. Mike Webb helps with landscaping and exterior servicing. Tanya Lindsey completes cleaning and security checks.

D. Owner Education

Information regarding unit-to-unit leaks was included in the meeting packet. The Association has a general building insurance policy that does not include individual units. This letter mentions the HO6 Policy that states an in-unit leak that affects another unit is the responsibility of the owner. Kevin Carson mentioned that the website includes contact information for User Insurance, who provides information on HO6 coverage.

V. BOARD OF DIRECTORS REPORT

There was no report.

VI. MANAGER'S REPORTS

Kevin Carson reported that there are 50 condo units at the Oro Grande Lodge: 23 1-bedroom units, 23 2-bedrooms and 4 3-bedrooms. There are 21 units registered with the County as short-term rentals and they are managed by various companies. He reminded owners that they must have a license with the County to rent short-term. Summit Resort Group extended their contract through September 2023. This contract includes \$28,800 in Management Expenses (8.8% of the 2022 Budget) and \$27,607 in Labor Costs (8.5% of the 2022 Budget).

A. Past Year Completed Projects

1. Replaced elliptical machine in the fitness room.
2. Repaired the dehumidification system in the pool/hot tub area.
3. Touched up stain and paint in the pool/hot tub area.
4. Upgraded the lock system to a digital Remote Lock system.
5. Hallway carpets were cleaned.
6. The roof over the front porch was replaced.
7. Patched the hallway drywall.
8. Hot tub boiler was replaced.
9. Garage was swept and power washed.
10. New luggage carts were purchased.

B. 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 2020 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).

C. HOA Operations

1. Owners are asked not to remove items from the fitness room.
2. Every owner has a locker in the ski locker room off the garage. Owner need to provide their own lock.

3. Owners are asked not to use the handicap elevator.
4. Every owner has an owner's locker in the lobby hallway or in the 3rd floor locker room.
5. Contributions to the owner's lounge need to go through management.
6. Glass cannot be recycled in single-stream containers.
7. Owners are reminded to pick up after their pets. The HOA provides plastic bags around the property.

D. 2022 Projects

1. Dryer vents are snaked occasionally and will be reviewed in 2022. Machine replacement is in the capital improvement plan.
2. Problem sections of the drains and sewer lines will be cleaned by Ace.
3. There is discussion about replacing the surveillance system.
4. Pet registration protocol will be reviewed.
5. Stucco repairs will be made.
6. The second floor hallway door will be replaced.
7. The warm temperatures on the south facing 3rd and 4th floors will be monitored.

E. Sanctuary at Keystone

The project was approved by the Snake River Planning Commission years ago and was delayed by the 2008/2009 financial crisis. In 2022, management and the Board will review landscaping at the property line with Oro Grande.

VII. TREASURERS & FINANCIAL REPORT

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

As of September 30, 2021, the Association was operating \$7,624 unfavorable to budget with \$6,074 in Operating account, \$72,205 in the Reserve account and \$79,205 in the Roof Reserve account. The Board is expecting a year-end overage on Operating expenses due to increasing costs.

There are more than ten units that have not paid the roof Special Assessment that was due on September 1st. Late fees and interest are being applied to delinquent balances.

The Board authorized a transfer of \$10,986 from the Reserve Account to the Operating Account to cover the year-end overage.

B. 2022 Budget Ratification

The 2022 Budget as approved by the Board included no dues increase. The Reserve contribution was reduced from \$65,926 to \$49,920 to offset increased Operating expenses. There are increases in Pool Maintenance, Supplies and Contractor Support, Management Labor and Water and Sewer costs. There were no owner objections to the budget and it was deemed ratified.

VIII. ASSOCIATION BUSINESS

A. Lock Upgrade Project

The Board decided to fund the lock upgrade project by taking a loan from the Roof Reserve Fund. The intention is to pay back the loan. The total estimated cost for the upgrade was \$82,770, which includes a three-year subscription to the software. The lock software will alert management when the battery life is low. Kevin Carson said that owners can set codes and create codes for deliveries and guests, and set a timeframe for the code to be active.

B. Special Assessments

Reserve funds and funds from previous Special Assessment were used to pay for the lock project. The roof is in good condition but the Association will continue to save for the future roof replacement. An additional Special Assessment is expected in 2022 to replenish the Roof Reserve Fund.

IX. OWNERS FORUM

Jackie White asked if windows are owner responsibilities. Kevin Carson explained that owners are responsible for their windows, including replacement. Owners must obtain approval from the Board before replacing windows to ensure uniformity.

Peggy Patterson commented that the triangular window in her unit has never been cleaned.

X. ELECTION OF DIRECTORS

The term of Dodie Guntren expired and she was willing to run for re-election. There were no other nominations received or made from the floor and Dodie Guntren was re-elected by acclamation.

XI. NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, November 12, 2022 at 11:00 a.m.

XII. ADJOURNMENT

The meeting was adjourned at 12:27 p.m.

Approved By: _____ Date: _____
Board Member Signature