

ORO GRANDE LODGE ASSOCIATION  
Board of Directors Meeting  
May 22nd, 2020

Board members Fred Sherman, Rodger Boltz, Dodie Guntren, 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 3:31pm in the Oro Grande common area.
- II. Owner/Vendor Forum** – Kurt Peters (308) attended the meeting to discuss the ongoing heat issues on the 3rd floor. The Board engaged in a productive discussion about the cause of the issue and possible solutions. It was noted that a building wide solution to the heat issue would come at a very high cost to the association, and will be revisited following the roof replacement. Previously, Breckenridge Mechanical performed a thermal analysis of unit 308 to determine the cause of excessive heat. The Board approved performing a drywall cut in Kurt's unit to add insulation to some pipes that are radiating heat into the unit up to but not to exceed \$2000. SRG will move forward with these repairs and perform another thermal analysis to see if they help to keep the unit cool.
- III. Minutes** – Fred made a motion to approve the minutes from the February 5th Board meeting. Steven seconded, and the motion carried.
- IV. Financial Review** – Board and Management reviewed year to date financials as follows:  
March 31<sup>st</sup> 2020 close financials report that Oro Grande has \$7,713 in the operating account, \$35,058 in the Alpine Bank reserve account, and \$54,732 in the roof reserve account.

March 31, 2019 financials report \$78,638 of actual expenditures vs \$89,699 of budgeted expenditures; which results in a \$10,273 favorable variance year to date.

Account Highlights

Areas of major underage/ overage:

- Sewer - \$5,819 under due to timing
- Elevator - \$2,890 over due to timing
- Supplies & Contractor Support - \$2,398 under
- Service Agreement (Pool Area) - \$1,200 under

All reserve transfers have been made year to date.

A/R indicates we have a few units delinquent on dues. SRG will continue to reach out with collection efforts.

- V. Manager's Report** – The following managing agents report was presented:  
Completed items:
  - 2019 Tax Return

- Egress Light Repair – 4th floor
- Boiler Maintenance and Flow Switch Repair

Pending Items:

- Domestic Hot Water Heater Repairs
- Pressure Reducing Valve Replacement
- Egress Light Repairs (3<sup>rd</sup> floor)

**VI. Ratify Actions Via Email**

- There were no actions via email since the last meeting.

**VII. Old Business**

- The Heating System issues at OG were discussed as detailed in the Owners Forum.
  - The Board approved adding additional insulation to heating pipes within a unit to see if there is an improvement. This work was approved with a not to exceed amount of \$2000
- It was determined that there is no current need for a “Spring Work Day”
- Fire Panel Replacement
  - SRG spoke to Allied security about the fire panel. They indicated that it was working well and not in need of replacement. The Board directed SRG to get an alternative estimate for replacement for the capital plan.

**VIII. New Business**

- The Board conducted a walkthrough of the property prior the meeting. The following projects were noted to be completed this year.
  - Parking Lot crack seal
  - Exterior Painting of the 10 wooden beams
  - Exterior Stucco Repairs
    - SRG will reach out to contractors for updated bids.
- The Board reviewed bids for interior painting of common areas and hallways. It was determined that this is not necessary and will be tabled until 2022.
- SRG reviewed its current COVID-19 cleaning protocols with the Board.
- Steven made a motion and presented options for a 3 year contract renewal with Tiger Natural Gas for a 100% lock in. Jed seconded and the motion carried. SRG will contact Tiger to renew the contract at the current quoted rates.
- Pool and Hot Tub Opening
  - The Board voted to open the pool and hot tub as soon as the county lifts restrictions.

**IX. Next Meeting Date**

The next Board Meeting will be held on September 25th at 10:00am.

**X. Adjournment**

The meeting was adjourned at 4:56 am.

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Board Member Approval

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Date