

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
September 25th, 2020

Board members Fred Sherman, Rodger Boltz, Dodie Guntren, 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 10:03am 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:
July 31st, 2020 financials report that Oro Grande has \$10,941 in the operating account, \$51,770 in the reserve account, and \$68,320 in the roof reserve account.

July 31st, 2020 financials report \$204,095 of actual expenditures vs \$326,076 of budgeted expenditures, which results in a \$15,454 favorable variance year to date.

Areas of major underage/ overage:

- Cable TV - \$1,574 under
- Common Area Gas - \$1,082 under
- Supplies & Contractor Support - \$3,353 under
- Repairs & Maint – Pool Area – \$1,319 under
- Service Agreement – Pool Area - \$3,580 under

All reserve transfers were made for the year.

A/R reflects 25 units that have still not paid the special assessment which was due on September 1st. SRG has reached out to all owners with a friendly reminder and no late fees have been assessed at this time.

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

Completed items:

- Highway 6 drainage culvert replacement
- Pool room dehumidifier repairs
- Window Cleaning
- Exterior wood beam painting
- Parking Lot Crack Seal
- Pool and Hot Tub reopening.
- Unit 308 Insulation Work

Pending Items:

- Parking Garage restriping
- Hot Tub boiler repairs

- Drainage culvert – final irrigation and asphalt repairs

VI. Ratify Actions Via Email

Fred made a motion to ratify the following actions via e-mail. Jed seconded and the motion carried unopposed.

- Owners Lounge to Remain Open – 8/6/20 (Approved)
- Highway 6 Culvert Repair – 8/24/20 (Approved)
- Re Opening of Pool and Hot Tub – 9/8/20 (Approved)

VII. Old Business

- Exterior Stucco Repairs
 - SRG spoke with several contractors regarding the exterior stucco repairs. It was recommended to defer them until next spring, and the Board concurred. SRG will collect bids over the winter.
- Common Lock Replacement
 - The Board discussed the possibility of accelerating the timeline for the replacement of the common area locks, currently scheduled for 2023. SRG highly recommended RemoteLock as two associations have already converted to their system and are happy with the results. SRG will reach out for estimates on the cost of the lock conversion and will see if it is possible to convert the common area locks and individual unit locks at separate dates.
- Fire Panel Replacement
 - There have been no reported issues with the fire panel in the last 9 months. The Board decided to defer replacement for the time being, but will keep \$33,000 earmarked in the capital plan for future replacement.
- Garage Striping
 - The Board requested that SRG move forward with scheduling garage restriping. This has been tentatively scheduled for October 26th.

VIII. New Business

- Oro Grande Rules and Regulations
 - The Board will review the Oro Grande rules and regulations and may present some proposed changes at the Annual Meeting.
- Pet Requests
 - The following pet requests were reviewed by the board.
 - Renter request – 213 – Emotional service animal - 1 dog.
 - Renter request – 214 – 1 dog.
 - New owner request – 316 – 1 dog.
 - Jed made a motion to approve the request for 213 and 316 and deny the request for 214. Dodie seconded. The motion carried with one opposed.
- Construction of Sanctuary at Keystone
 - Fred provided the Board with updates on the construction of the Sanctuary at Keystone and will provide owners with an update at the Annual Meeting.
- 2021 Proposed Budget
 - The Board reviewed the proposed budget for 2021 as presented by SRG with no proposed dues increase. Fred made a motion to approve the

proposed budget. Dodie seconded and the motion carried with all in favor.

- Garage Storage
 - SRG has received a few complaints about motorcycles, seasonal tires, and tools being stored in the garage long term. The bike racks are also getting rather cluttered. SRG will increase enforcement following the scheduled garage restriping at the end of October.
- Annual Meeting
 - The Annual Meeting is scheduled for November 14th at 2:00pm.
 - Fred made a motion to hold this meeting via Zoom. Dodie seconded and the motion carried.

IX. Next Meeting Date

The Next Board Meeting has not been scheduled.

X. Adjournment

The meeting was adjourned at 11:43am.

Board Member Approval

Date