

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
July 16, 2025

Board members Caig Boroughs and Karen Friedman were present in person. Dodie Guntren and Steven Balthazor were present via Zoom.

Representing Summit Resort Group were Kevin Lovett and Jay Everist.

- I. CALL TO ORDER** – The meeting was called to order at 2:04 pm.
- II. OWNER/VENDOR FORUM** – Notice of the meeting was posted on the website. No Owners other than Board members were present.
- III. MINUTES** – Dodie made a motion to approve the minutes from the February 26, 2025 Board meeting. Craig seconded and the motion carried.
- IV. FINANCIAL REVIEW** – Board and Management reviewed year to date financials as follows:
 - 5/31/2025 balance sheet reports:
 - \$1,338 in Alpine Operating
 - \$165,010 in Alpine Reserves
 - \$130,604 in Alpine Roof Reserve

 - May 31 YTD 2025 P&L reports \$197,015 of actual expenditures vs. \$202,399 of budgeted expenditures. Under budget \$5,383 (3%).
- V. MANAGER’S REPORT**

New site Manager Jay Everist was introduced to the Board.
- VI. RATIFY ACTIONS VIA EMAIL**

There were no actions to ratify since the last Board Meeting.
- VII. ASSOCIATION BUSINESS**
 - Emergency light replacement:* It was noted that the emergency light replacement project has been approved, and we are on Triangle Electrics schedule to complete.

 - Door (3) replacement update:* It was noted that the common area door replacement project has been approved, and we are on the contractors’ schedule to complete.

 - Bike tagging/ removal:* An email has been sent to all Owners reminding them to tag their bicycles with unit sticker and to please remove unused bikes. Bikes without tags will be removed August 1, 2025.

 - Snowmelt system motor repair (Tolin):* The Board approved the proposal from Tolin to replace the snowmelt system pump motor.

 - Garage door repair (Sylvesters):* The Board approved the proposal from Sylvesters to complete the recommended garage door repairs. Board members would like to be present

during the repair. SRG will send the Board the invoices from the previous repairs / services calls that occurred on the garage door in 2025.

Security Camera system upgrades: The Board discussed upgrades to the security camera system. At this time, the upgrades will not be pursued.

Window washing: Window Washing is not planned for completion this year

Roof heat tape Project: The roof project as well as the heat tape project have been completed. The Board approved the release of the final payment to Blue Spruce Construction. Blue Spruce will be on site on September 17th to turn on and test the heat tape.

Mail box cluster option: The Board discussed the option of adding a mailbox cluster on site at Oro Grande. At this time, this will not be pursued.

Fallen tree in ditch: The tree that fell in the ditch has been removed.

Capital improvement plan: Craig noted that he is working to update the Capital Plan. He plans to simplify the plan and will send it to the Board once completed.

Lawn mowing: it was noted that Jay plans to mow and trim the lawn on Tuesday's.

Renters, dogs; The Board discussed dogs on site this past 4th Holiday weekend. There was concern that renters had dogs, however upon discussion, it was noted that there were many Owners on property over the Holiday Weekend with dogs and Owners on site did not feel that renters had dogs.

Parking: The Board discussed parking on site and the possible use of parking passes. At this time, parking passes will not be pursued.

Touch up painting: It was noted that DR Custom will be on site in August to complete touch up painting, particularly on areas in the back of the building.

VIII. OLD BUSINESS

The Following Old Business Item was discussed:

In Unit Fireplace Timers: The Board discussed the in unit fireplace timers. At one time in the past, the HOA paid to put timers on all gas fireplaces as a safety measure and to control excessive gas usage. Many of the timers have been removed and replaced with "on /off" switches. For Safety and Gas usage purposes, the Board would like to institute a policy in which all Units are required to have timers on fireplaces and each individual unit that needs a timer is to install at that Unit Owners expense. This will be pursued.

IX. NEW BUSINESS

The Following New Business Item was discussed:

Pool Drain and Clean: The Board agreed to have the pool drained and cleaned at the end of September.

Remote locks: It was noted that 4 new Remotelock Door locks were delivered to Oro Grande. Oro Grande will keep one lock on hand as a spare, the other locks will be removed from the property. Oro Grande will only be charged for the one lock.

X. NEXT MEETING DATE

The next scheduled meeting will be the 2025 Annual Owner Meeting scheduled for Saturday November 8, 2025. The Official meeting notice will be sent to Owners on October 8th. Craig and Steve will prepare the 2026 Budget for presentation to the Board and then Owner Ratification at the Annual Meeting.

IX. ADJOURNMENT

The meeting was adjourned at 3:09 pm.