

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
December 2, 2025

Board members in attendance: Caig Boroughs, Karen Friedman, Dodie Guntren, Christine Hauer, Jed Danbury and Karen Friedman via Zoom

Representing Summit Resort Group were Andrea Shand and Kevin Lovett

- I. **CALL TO ORDER** – The meeting was called to order at 11:05am
- II. **OWNER/VENDOR FORUM** – Notice of the meeting was posted on the website. No Owners other than Board members were present.
- III. **BOARD POSIITON ELECTION OF ROLES**
Craig Boroughs- President
Karen Friedman- Vice President
Christine Hauer- Treasurer
Dodie Guntren – Secretary
Jed Danbury- Member at Large
- IV. **MINUTES** – Jed made a motion to approve the minutes from the July 16, 2025, Board meeting. Dodie seconded and the motion carried.
- V. **FINANCIAL REVIEW** – Board and Management reviewed year to date financials as follows:

10/31/2025 balance sheet reports:

- \$8,332 in Alpine Operating
- \$175,723 in Alpine Reserves
- \$8,532 in Alpine Roof Reserve

October YTD P&L reports \$376,706 of actual expenditures vs. \$389,898 of budgeted expenditures. Under budget \$13,192 (3.4%).

VI. MANAGER’S REPORT

A. Tolin

Completed the following projects:

- a. Snowmelt sensor has been replaced
- b. Fan Motor for the garage heater has been replaced
- c. Replaced both high- and low-pressure gas safety limits for the snow melt boiler
- d. Replaced 2 CO detectors and installed manual override switch for garage exhaust system.

B. TK Elevator

The new starter has been ordered for the left-side elevator. The installation date has not yet been determined.

C. Building Paint Touch Up

It was decided to have the property manager work at this as time permits.

D. Building Preparation for Winter

Tolin has performed the PM of the mechanical equipment. Pool and Spa have been deep cleaned. The property manager has tools and supplies needed for the winter season.

VII. ASSOCIATION BUSINESS

A. In Unit Fireplace Timers

After inspection of all units, 12 units were found to need timer switches installed. Given this is a requirement for insurance coverage, the owners will be notified of this deficiency and required to replace their current on/off switches with timers. Andrea will contact Service Monkey to get a proposal to update these units to timers. Once notification is received, the owners will have 60 days to comply.

B. EV Charging

Majority of the board continues to support the current policy of not charging EV vehicles in the garage. There was some discussion on the potential of adding an option to create a possible exterior outlet for EV charging that would be limited to owner use only. Further exploration of this potential option is needed to determine if this is viable.

C. Building Noise

Overall noise issues have diminished since the door closures were adjusted this past fall. There remains to be isolated incidents of doors closing loudly which tends to increase with short term rental usage. No further action is planned at this time.

D. Recycling

Historically the recycling was frequently cross contaminated. Previously Craig and/or the property manager would try to sort out prior to pick up to avoid additional fees from Waste Management. The board decision is to continue to support the practice of this being an owner's obligation.

E. 2026 Capital Project Review

Craig has created a Capital Reserve spreadsheet. He will familiarize Andrea with the spreadsheet to assist with capital budgeting and project management. Currently there are no large projects on horizon. It was noted that the lobby could use updating. Karen and Chris will look into options to update the lobby possibly in the spring.

VIII. NEXT MEETING DATE

The next scheduled board meeting will be Tuesday, February 24th at 11am via Zoom.

IX. ADJOURNMENT

The meeting was adjourned at 12:22pm.