

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
October 2, 2019

Board members Roger Boltz, Fred Sherman were present via teleconference. Dodie Guntren was present in person.

Representing Summit Resort Group was Katie Kuhn and Kevin Lovett.

- I. Call to Order** – The meeting was called to order at 9:05 am.
- II. Owner/Vendor Forum** – There were no owners or vendors present.
- III. Minutes** – Fred made a motion to approve the minutes from the July 22nd Board meeting. Dodie seconded and the motion carried.
- IV. Financial Review** – Board and Management reviewed year to date financials as follows:
August 31, 2019 close financials report that Oro Grande has \$16,092 in the operating account, \$47,624 in the Alpine Bank reserve account.

August 31, 2019 financials report \$189,796 of actual expenditures vs \$202,417 of budgeted expenditures; which results in a \$12,620 favorable variance year to date.

Account Highlights

Areas of major underage/ overage:

- Sewer - \$5,817 under due to timing
- Window washing - \$1,000 due to timing
- Fire protection- \$1,431 over due to annual repairs
- Elevator - \$1,299 under due to timing
- Supplies and Contractor Support- \$1,861 under
- Boiler Preventative Maintenance - \$1,303 under due to timing

We are caught up on reserve transfers!

A/R is good, all dues are current (negatives are prepaid). A/R is showing the Roof Special Assessment which is not due yet.

2020 Budget – Fred moved to approve the 2020 budget with a 13% dues increase for mainly capital expenditures. Roger seconded and the motion carried with all in favor.
Changes made to line items:

- Mgmt Fees – Increased \$600 per agreement
- Insurance – Increased \$1,500 (3%) effective April
- Reserves – Increased \$35,064

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

Completed items:

- Annual fire alarm testing
- Elevator inspections
- Roof leak repaired

- Roofing inspection
- Sand filter replaced
- Exterior railings painted

Pending

- Lockbox cabinet addition – the existing cabinet has been discontinued. The contractor has a special order placed and is awaiting delivery.

VI. Ratify Actions Via Email

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

VII. Old Business

- There have been 8 bikes tagged as “unused” in the garage which will be pulled. Katie and the Board will remind owners to keep the area tidy and remove unused bikes.
- The Resort Internet Upgrade/Renewal was discussed and approved with all in favor. Katie will update the Board and Owners with when we can get the upgrades installed.
- Heating System Evaluation RFPs were reviewed. Fred will reach out to the Ballard Group since he’s already spoken with Rader Engineering. The Board will vote on this via email after they’ve had time to review the proposals.

VIII. New Business

- The roof inspection was reviewed, and a \$3,355.80 estimate for repairs was approved to include the following work:
 - Remove and replace 4 bundles of damaged shingles
 - Remove and replace 4 bundles of missing/damaged ridge shingles
 - Clean, prime, and detail flashings on EPDM roof
 - Install new flashings
- The annual meeting is scheduled for November 2 at 2pm.
- There has been an ongoing tenant/owner dispute between two units. The Board has denied a request for one owner to install a camera in the hallway but has said that if there are issues that require one, the HOA will consider installing cameras to work with the current system. The Board has spoken with both owners, but Fred will touch base with them again before the start of the ski season.
- There is a hump at the Oro Grande US 6 entry/exit. The Board would like to know if that’s Summit County’s property or Oro Grande’s. Katie will work on a bid and contact the County for the property line.

IX. Next Meeting Date

The next Board Meeting will be after the Annual on November 2nd.

X. Adjournment

The meeting was adjourned at 10:16 am.

Board Member Approval

Date