



**ORO GRANDE LODGE  
BOARD OF DIRECTORS MEETING  
October 26<sup>th</sup>, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 3:08 pm via Zoom.

Board members in attendance were:

Fred Sherman – President  
Jed Danbury – Vice President  
Steven Balthazor – Treasurer  
Dodie Guntren – Secretary  
Craig Boroughs – Member

A quorum was present.

Representing Summit Resort Group via Zoom was Kevin Carson

**II. OWNERS/VENDOR FORUM**

Notice of the meeting was posted on the website. No owners were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the 9/29/21 meeting were reviewed.

Fred made a motion to approve the minutes, Dodie seconded and the motion carried unanimously.

**IV. RATIFICATION OF ACTIONS VIA E-MAIL**

A. No actions to ratify this meeting.

**V. FINANCIALS**

**Balance Sheet**

September close balance sheet reports:

\$6,074 in Alpine Operating  
\$72,205 in Alpine Reserves  
\$79,205 in Alpine Roof Reserve Account

### **Profit and Loss**

September 30th, 2021 P & L vs budget reports \$255,312 of actual expenditures vs. \$247,688 of budgeted expenditures. An overage of \$7,624.

Areas of significant variance include;

- Cable TV - \$3,924 under
- Internet - \$2,020 over
- Common Electric - \$2,748 over
- Common Gas - \$1,076 under
- Management Labor - \$4,135 over
- Supplies and Contractor Support - \$6,514 over
- Repairs and Maint, Pool Area - \$2,751 over
- Insurance - \$1,815 under.

### **Accounts Receivable**

AR is looking good.

## **VI. MANAGING AGENT'S REPORT**

Kevin Carson reviewed the managing agent's report as follows:

### **Completed Items**

- Lock upgrade project

### **Pending Items**

- Pool area paint and door finish work
- Ring security camera install
- Fall drain cleaning
- Unit lock key distribution

## **VII. Association Business**

### **A. Review of Lock Upgrade Project**

- a. The board reviewed the completion of the lock upgrade project. Kevin C noted that the project came in under budget.
- b. Still need to distribute keys to owners. Waiting for manifest from All Secure.
- c. Expenses totaled \$82,146 vs \$85,000 budgeted.
  - i. Remote Lock - \$58,695 lock install
  - ii. Remote Lock – Change Order – Garage exit bars - \$1,657
  - iii. All Secure - \$19,853 – lock install
  - iv. All Secure – Add Order – Rekey to Master - \$1,880
  - v. Resort Internet Setup Fee - \$59
- d. The HOA still needs to determine the special assessment amount for the lock upgrades.

### **B. Pool Room Paint Repairs**

- a. The board reviewed and approved an estimate for \$5,800 to complete paint and drywall repairs in the pool room. The doors will also be refinished. This does not include the vents.

### **C. Annual Meeting Prep**

- a. The Board discussed the annual meeting agenda and preparations.

- b. The pending special assessment for the lock project was discussed. Nothing was determined at this time. It will be presented to owners at the annual meeting.

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for February 2<sup>nd</sup> at 4pm via Zoom.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:52pm.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_