



**ORO GRANDE LODGE  
BOARD OF DIRECTORS MEETING  
November 2<sup>nd</sup>, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 3:04pm 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 and Kevin Lovett

**II. OWNERS/VENDOR FORUM**

No owners or vendors were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the 5.9.22 meeting were reviewed.

*MOTION: Jed made a motion to approve the minutes, Fred seconded, and the motion carried unanimously.*

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

- A. Ascent Tree and Turf Treatments 5/10/22
- B. Security Camera Upgrades 5/24/22
- C. Washer and Dryer Replacement – 5/4/22
- D. Policy Updates – 8/16/22
- E. Stucco Repairs 8/24/22
- F. Snow Removal – 10/21/22
- G. Operating Budget Approval – 10/28/22

## V. FINANCIAL REVIEW

### Balance Sheet

September 30<sup>th</sup> balance sheet reports:

- \$5,156 in Alpine Operating
- \$31,390 in Alpine Reserves
- \$162,311 in Alpine Roof Reserve Account

### Profit and Loss

September 30<sup>th</sup> P & L vs budget reports \$260,563 of actual expenditures vs. \$247,485 of budgeted expenditures. An overage of \$13,078. Areas of significant variance include:

- Management Fee - \$1,680 over
- Cable TV - \$1,343 over
- Common Electric - \$1,685 over
- Common Gas - \$2,821 over
- Sewer \$2,095 under
- Elevator - \$7,499 over
- MGMT Labor - \$11,950 over
- Supplies and Contractor Support - \$6,507 over
- Repairs and Maint Pool - \$3,809 over

### Accounts Receivable

AR is looking good. One owner has not paid the final roof SA as of 9/30

### Cash Flow Issues

As of September 30<sup>th</sup> OG has outstanding AP. ***A reserve transfer is needed to pay these bills.***

## VI. MANAGERS REPORT

No managers report at this meeting.

## VII. Association Business

### A. Electrical Room AC Unit Replacement

- a. Kevin C provided an update on the status of the unit install. Expected sometime in early January.

### B. Owners Lounge Access

- a. We are still having issues with unauthorized access of the owners lounge by guests. Kevin is working with Remote Lock on a solution. If we are unable to restrict access the board voted in favor of moving forward with a physical key for the lock.

### C. Window Replacement Project

- a. The window replacements were discussed. There has been no additional information since an owner began gathering quotes last year. The replacement windows are very expensive. The board would like to establish an owner committee to determine a standard make and model to recommend for replacement.

**D. Dyer Vents**

- a. Dryer and exhaust vent cleaning was discussed. Kevin clarified individual unit vents are an owner responsibility and the HOA did regular cleaning of the common dryer vents. Owner vents are difficult to access. Kevin noted many companies can snake them from the unit interior and do not need ladder access to the outside of the vent.

**E. Camera Policy**

- a. Kevin discussed the recommendation of adopting a camera policy for OG. Board members will look for a boiler plate policy OG can adopt.

**F. Common Carpet Cleaning**

- a. Common area carpet cleaning was discussed and there were no decisions to move forward at this time.

**G. Annual Meeting Preparation**

- a. Annual meeting prep was discussed. The meeting will be held via Zoom with no in person component. Craig will work on a Power Point presentation.

**VIII. NEXT MEETING DATE**

The next meeting was not scheduled. An informal meeting will take place before the Annual meeting to review the presentation.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:43pm

Approved By: \_\_\_\_\_  
Board Member Signature

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