



**ORO GRANDE LODGE
BOARD OF DIRECTORS MEETING
February 24th, 2021**

I. CALL TO ORDER

The meeting was called to order at 5:03pm 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 were Kevin Carson and Kevin Lovett

II. OWNERS/VENDOR FORUM

Notice of the meeting was posted on the website. Daniel Brienza (#312) and Kurt Peters (#308) attended.

Daniel (#312) presented his case regarding the fire extinguisher discharge that took place in the lobby locker room. The Board considered his position and agreed to reduce the total cost assessed for the incident by \$50. Daniel is also working to provide the Board with a proposal to install change machines in the laundry rooms.

Kurt Peters (#308) attended and presented his latest data on hallway temperature to the Board.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 12/2/20 meeting were reviewed.

Steven suggested one edit as his attendance at the meeting was not reflected in the minutes. The minutes, as amended, were approved unanimously.

IV. FINANCIALS

Year to Date Financials

SRG presented the following report on January financials.

Balance Sheet

January 31st, 2021 close balance sheet reports:

\$13,261 in Alpine Operating

\$52,425 in Alpine Reserves

\$113,067 in Alpine SA Reserve Account

Profit and Loss

January 31st, 2020 P & L vs budget reports \$38,214 of actual expenditures vs. \$39,193 of budgeted expenditures. An overage of \$21.41

Areas of significant variance include:

- Supplies and Contractors Support
 - \$1,056 under

Accounts Receivable

AR is looking good. Many units have prepaid dues.

Year End Financials

SRG presented the following report on 2020 Year End Financials.

Balance Sheet

2020 Year End balance sheet reports:

\$19,375 in Alpine Operating

\$56,931 in Alpine Reserves

\$113,066 in Alpine SA Reserve Account

Profit and Loss

2020 Year End P & L vs budget reports \$316,727 of actual expenditures vs. \$326,076 of budgeted expenditures. An underage of \$9,348 for the fiscal year.

Areas of significant variance include:

- Cable TV - \$2,541 under
- Common Area Gas - \$2,346 under
- Contingency - \$1,200 under
- Snow Removal - \$1,081 under
- Trash Removal - \$1,283 under
- Fire Protection - \$1,410 over
- Supplies & Contractors Support - \$2,204 over
- Service Agreement (Pool Area) - \$2,808 under

Accounts Receivable

Year End AR looks good. Many units have prepaid dues.

2020 Reserve Expenses

- New garage photo eyes - \$1,450
- Electrical work for heat tape - \$970
- Backflow Repairs - \$758
- Boiler maintenance and flow switch - \$2,210
- Boiler repairs - \$5,269
- Exterior wood beam painting - \$4,665
- Install insulation for in unit heat mitigation - \$1,582.
- Asphalt patch highway 6 entrance - \$3,020

- Highway 6 culvert repairs - \$9,088
- Parking garage restripe - \$600
- Roof repairs - \$3,355

2020 Actual Expenses Total - \$33,969

2021 Capital Plan

Kevin C has done a preliminary update of the Capital Plan. 2020 expenses have been updated and any projects that were not completed in 2020 were moved to 2021. The following projects are indicated for 2021 on the Capital Plan.

2021 Projects

- Heat Tape - \$12,000
- Doors (entry / exit) - \$3,000
- Painting exterior trim - \$20,000
- Garage Door - \$2,000
- Surveillance system - \$2,000
- Laundry Room Machines - \$4,000
- Painting Interior - \$1,200
- Painting Stairwells - \$2,000
- Ski Locker Floor - \$350
- Hot water Heater Repairs - \$2,500
- Snow Melt Repairs - \$1,000
- Boiler Ventilation - \$2,500
- Roof top furnace units - \$2,500
- Boiler glycol - \$5,000
- Fire Sprinkler system - \$2,500
- Fire alarm system - \$33,000
- Fire system glycol - \$4,000
- Luggage carts - \$1,500
- Pool area painting - \$5,000
- Pool Ventilation System - \$1,500
- Hot Tub Mechanicals - \$5,000
- Bathroom Doors - \$1,500

Planned 2021 Expenses Total- \$114,050

V. MANAGING AGENT'S REPORT

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

Completed Items

- Included in January and February Review

Pending Items

- Included in January and February Review

Actions Via Email

The Board voted unanimously to ratify the following actions via e-mail.

- Autumn Brook parking lot light request – 1/5/21
- Egress light replacement – 1/14/21
- Extinguisher discharge rebill charges – 1/19/21

- Remove improperly stored items from common areas – 1/25/21
- Boiler pump repairs – 1/27/21

VI. Association Business

A. Security camera system enhancements

- a. The BOD was been provided with access to the camera system at Oro Grande. Fred suggested that the BOD may need to revisit the system and consider additional upgrades. When the system was upgraded in 2019 the guts of the system was replaced to remove the old VCR equipment and change to the XRV system. One of the current issues with the system is the 7 day storage capacity for video footage. There is \$2000 indicated in the Capital Plan for upgrades in 2021. The board discussed newer systems that can utilize the building wide wifi network and would be cheaper to install. SRG will look into the total cost for a Ring security system. Newer systems will also have better cameras with a sharper image and increased coverage.

B. Interior hallway temperature sensors

- a. There was interest in installing temp sensors similar to what Kurt Peters is using in order to monitor the hallway temps at Oro Grande so the Board has more data to work with. Kurt is using the H1T sensor from sensor push. These sensors are \$50 each. After discussion the Board agreed to purchase a total of 6 sensors. SRG will order and install the sensors to start collecting accurate data on the interior hallway temperature.

C. Fire system deficiencies

- a. During their 2020 Annual Inspection Western States found several deficiencies and has provided an estimate to correct them. The Board reviewed the estimate and requested a 2nd bid from a different vendor due to recent billing issues with Western State.

D. Regular cleaning of unit drains

- a. Craig indicated that in prior years OG regularly cleaned the unit sink drains using a chemical cleaner similar to draino. Fred has provided e-mails from Katie indicating that ACE believes the chemical cleaner is ineffective. In 2019 they provided an estimate of \$1,870 (\$110 per sink) to perform a high pressure jet of the drain line. Craig suggested the idea of adding clean out ports to the problematic pipes in the garage so we do not need to access units for the jetting. SRG will reach out for estimates.

E. Front entry roof leak

- a. The flat roof over the front entry has a slow leak through the EDPM. Northwest took a look at the roof and has provided a repair estimate for review. The Board requested that SRG solicited an additional estimate.

F. RemoteLock proposal

- a. RemoteLock has provided Oro Grande with an initial proposal to convert all existing saflok units and the garage entry to wifi enabled locks. The estimate is attached for review. RemoteLock is happy to set up a meeting with the Board to discuss their proposal and respond to any questions.

G. Annual Disclosure

- a. SRG is required to provide annual disclosures per CCIOA and HB 1254. Those materials are included with this packet for the Board to review.

VII. NEXT MEETING DATE

The next meeting is scheduled for February 18th at 5:00pm via Zoom.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 6:08pm.

Approved By: _____

Board Member Signature

Date: _____