



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

**I. CALL TO ORDER**

The meeting was called to order at 4:02 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 and Kevin Lovett

**II. OWNERS/VENDOR FORUM**

A. Karen Friedman attended to discuss the washing machines. She would prefer to see the machines replaced rather repaired. Kevin C indicated that repairs were already scheduled, and we are waiting on parts. Fred noted that replacements would be considered the next time the capital plan was discussed. Kevin C will get an idea of a rough cost for replacement units.

B. Jackie White attended the meeting to discuss a bulk window replacement for owners at Oro Grande. She had done extensive work to receive estimates from contractors on the cost for replacements. The option of double hung windows was discussed. The Board indicated that it was important to keep as consistent look on the building exterior. Jackie was asked to get more information on the windows including visuals to present to the board for consideration. The goal of the project is to secure a discount for owners and streamline the approval process. Clearview provided an estimate of \$7,100 for 3 windows and \$6,800 for a sliding glass door. Kevin did report that he has had a very negative experience with Miller Window and Door.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the 10/26/21 meeting were reviewed.

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

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

*Fred made a motion to ratify actions via e-mail and the motion carried with all in favor.*

- A. Officer Elections 12/2/21
- B. Fire Deficiency Repairs 12/7/21
- C. Garage Closure 2/2/22

#### **V. FINANCIALS**

##### **Balance Sheet**

December 31<sup>st</sup> balance sheet reports:

13,156 in Alpine Operating  
\$75,967 in Alpine Reserves  
\$80,847 in Alpine Roof Reserve Account

##### **Profit and Loss**

Year End 2021 P & L vs budget reports \$2345,486 of actual expenditures vs. \$326,076 of budgeted expenditures. An overage of \$19,410 (6%)

Areas of significant variance include:

Cable TV - \$5,417 under  
Internet - \$2,493 over  
Common Electric - \$4,791 over  
Common Gas - \$901 under  
Management Labor - \$5,025 over  
Supplies and Contractor Support - \$10,587 over  
Repairs and Maint, Pool Area - \$4,059 over  
Insurance - \$2,221 under.

##### **Accounts Receivable**

AR is looking good. Many units are prepaid.

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

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

##### **Completed Items**

- 5 year elevator witness inspections
- RemoteLock troubleshooting and repairs
- Ring camera install
- Spa light replacement
- Hot tub circ pump leak repair
- Annual drain cleaning
- 300 – 200 leak mitigation
- Unit 401 zone valve repair
- Pool area painting and door finish work
- Elevator key signs added
- Annual fire sprinkler inspection

##### **Pending Items**

- Security camera upgrades

- 2<sup>nd</sup> and 4<sup>th</sup> floor washer repair
- 2<sup>nd</sup> floor stairwell door replacement

## **VII. Association Business**

### **A. Special Assessment for Door Lock Project**

- The board continued discussion on the assessment for the lock project including the total amount and how to communicate this to owners. Part of the total cost of the lock project will be funded from existing reserves, and the remainder through a special assessment.

*MOTION: Steven made motion to levy a special assessment for 50% of the total cost of the lock project. Fred modified the motion to set the due date for payment as April 1<sup>st</sup>. The motion carried with all in favor.*

### **B. Hallway Temperature Data Review**

- Kevin C provided a review of the data from the hallway temperature sensors. A few sensors are no longer communicating, and the 4<sup>th</sup> floor west sensor continues to be removed. SRG will continue to replace sensors as needed to collect data. SRG will also add a sensor for the pool room.

### **C. Security Video System Review**

- Kevin Reported that the Ring Camera in the garage does not work due to poor wifi signal and an additional access point would be needed.
- The security company (Visual Security) has changed hands. Kevin C has contacted the new owners. They will come up for a site visit to look at the current system and provide options for upgrades including additional cameras and storage capacity.

### **D. Humidity Sensor for Pool**

- SRG will order a humidity and temperature sensor for the pool.

### **E. Capital Improvement Plan Review**

- Since the meeting ran long a review of the capital plan was postponed. The Board will meet at 4:00pm on Thursday February 17<sup>th</sup> for a review of the capital plan.

### **F. Schedule Spring 2022 Walkthrough**

- The spring walkthrough will be scheduled at the next board meeting.

### **G. Pet Policy Review**

- The current pet policy was reviewed. It was clarified that dogs must be on leash anytime they are outside of the unit.

### **H. Insurance Issues with Farmers HO6 Policy**

- Fred had previously reported that Farmers would no longer offer owners HO6 coverage due to the fireline score for the building. Kisner is working to correct this issue with farmers. Kevin C clarified the differences between the HOA policy and recommended coverage for individual unit owners.

### **I. Garage Door Repair and Insurance Claim**

- Kevin provided an update on the garage collision. The Sheriff was able to identify the owner of the vehicle but reported that they did not have insurance.

- b. Fred noted that board members are policy members and should not undertake projects without consulting the entire board and the management company.
- c. Farmers reviewed the claim and is able to pay for the repairs sans the \$5000 deductible.
- d. There was a discussion regarding the merits of a full replacement v.s. a repair. Kevin C has communicated with the owners and they are aware that the deductible may be assessed. The tenants are with SRG and Kevin L confirmed that SRG would be able to collect the deductible from the tenants.
- e. Following discussion, the board determined to keep the door out of operation as advised by Vortex. It will be closed over he weekend due to the cold weather.
- f. SRG will request a second opinion on the door from DH pace. Kevin C clarified that the HOA is able to select the vendor that repairs the door.

**J. SRG Management Agreement**

- a. SRG proposed a 10% increase to the management fee due to increased labor costs in Summit County. This is roughly an additional \$2,800 per year. Labor rates do not change, only the base price for the management agreement.

MOTION: Fred made a motion to accept the proposed increase. Steven amended the motion to clarify that OG would not consider another increase for the remainder of the year. Kevin Lovett agreed and indicated the contract renewed on October 1<sup>st</sup> 2023. Craig seconded the amended motion and it carried with all in favor.

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for February 16<sup>th</sup> to review the capital plan. The next meeting date will be scheduled at that time.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 6:48pm.

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

Board Member Signature

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