



**ORO GRANDE LODGE
BOARD OF DIRECTORS MEETING
March 31st, 2022**

I. CALL TO ORDER

The meeting was called to order at 3:32 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

No owners or vendors were in attendance

III. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 2.2.22 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

Dodie made a motion to ratify actions via e-mail Jed seconded, and the motion carried with all in favor.

- A. Tax Return Approval – 3/7/22
- B. Unit 400 special assessment adjustment – 3/4/22
- C. Washing machine order – 3/9/22
- D. Insurance Renewal – 3/30/22

V. FINANCIALS

Balance Sheet

February 28th balance sheet reports:

- \$6,639 in Alpine Operating
- \$72,931 in Alpine Reserves
- \$80,847 in Alpine Roof Reserve Account

Profit and Loss

February 28th P & L vs budget reports \$63,818 of actual expenditures vs. \$63,780 of budgeted expenditures. An overage of \$38

Areas of significant variance include:

- Management Labor - \$2,330 over
- Supplies and Contractor Support - \$1,303 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

- 300 sink backup cleaning
- Entry door repairs
- Roof snow removal
- 2nd floor stairwell door replaced

Pending Items

- Security camera upgrades
- 2nd and 4th floor washer replacement
- Garage door replacement

VII. Association Business

A. Garage Door Update

- a. SRG has covered the cost of the insurance deductible and will work on collecting from the tenants. We are still waiting on Vortex to receive the parts for the new door. Still on the schedule for end of April or early May. Regarding the insurance deductible being reassessed to the unit owner SRG will cover the deductible and follow up with the tenant.

B. Garage Door Height Sign

- a. Craig noted that we have many vehicles with roof mounted accessories entering the garage that are very close to the height limit. We do have a hanging bar in front of the door. There was a suggestion to add signage at the garage door keypad with the height limit. SRG will order a sign to attach to the keypad so it is visible.

C. Security Camera Systems

- a. Kevin has been working with Visual Security to get the system back up and running for remote access. They have another visit scheduled for next week.
- b. They provided us with an estimate of \$4,940 for the following upgrades.
 - i. Replace the current 10 analog cameras with new HD cameras and upgrade power supply.
 - ii. Upgrade to a 8TB hard drive to allow 30 – 45 days of recording history.
 - iii. Additional cameras are \$255 each plus parts and labor for installation. The cost of install will vary depending on how far they are from the electrical room.
- c. Camera locations were discussed and will be reviewed in detail during the Spring walkthrough.
- d. Additional cameras should be considered in the center stairwell, east stairwell, and in the lobby facing the elevators.

D. Stucco Repairs

- a. Kevin will be meeting with another stucco contractor in the next two weeks for an updated estimate on repairs to the lower drip edge surrounding the building.

E. OTIS Elevator Contract Renewal and NWCOG Fines

- a. OG has had a contract with Otis since 2004 that automatically renews for a 5 year period unless 90 days notice of termination is provided. This agreement is scheduled to renew on 1/1/23. SRG has had repeated issues with OTIS when service is required, and their contract has automatic increases built in. OG is currently overpaying for elevator service. SRG has requested an estimate from TK Elevator for a maintenance proposal, and rough budget numbers for a modernization which will likely be needed in the next 10 years. SRG will also look to secure additional proposals for consideration.
- b. OTIS failed to correct several TCO deficiencies noted by NWCOG which resulted in some fines for OG. SRG is working to get OTIS to cover the fines. One of the fines was for the handicapped lift. NWCOG is now requiring us to perform regular maintenance on that lift similar to the elevators. Kevin will have an update at the next board meeting.

F. Bulk Window Replacement

- a. Last meeting Jackie White provided the HOA with information on a potential bulk window replacement. Additional information including visuals of the windows were requested. The board is still waiting on additional information.

G. Schedule Spring 2022 Walkthrough

- a. Scheduled for 5/9/22 at 11:00am.

H. Hot Water Update

- a. Breck Mech is working on a fix for the repeated hot water outages. We should have an estimate for those repairs shortly. In the meantime SRG will be able to reset the system when it trips. The specific issues are dirty heat exchangers that must be cleaned or replaced.

I. Luggage Cart Location & Number

- a. The HOA reviewed the current location and number of luggage carts and decided to make no changes.

VIII. NEXT MEETING DATE

The next meeting was scheduled for May 9th at 12:00pm at Oro Grande Lodge. A walkthrough will take place at 11:00am prior to the meeting.

IX. ADJOURNMENT

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

Approved By: _____

Board Member Signature

Date: _____