



**ORO GRANDE LODGE  
BOARD OF DIRECTORS MEETING  
May 14<sup>th</sup>, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 2:43pm 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. No owners were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the 2/24/21 meeting were reviewed.

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

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

The board ratified the following actions via e-mail.

- A. Hot tub boiler replacement – 4/30/21
- B. Carpet Cleaning – 5/4/21

**V. FINANCIALS**

**Balance Sheet**

March 31st, 2021 close balance sheet reports:

\$14,133 in Alpine Operating  
\$58,216 in Alpine Reserves  
\$113,069 in Alpine Roof Reserve Account

### **Profit and Loss**

March 31st, 2021 P & L vs budget reports \$82,486 of actual expenditures vs. \$89,745 of budgeted expenditures. An underage of \$7,248

Areas of significant variance include:

- Cable TV - \$1,308 under
- Supplies and Contractor Support - \$2,781 under
- Service Agreement (Pool Area) - \$2,080 under

### **Accounts Receivable**

AR is looking good. Many units have prepaid dues.

### **Capital Plan**

The board reviewed the current capital plan and made updates. SRG will have an updated plan for review at the next meeting.

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

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

### **Completed Items**

- Entry roof leak repaired
- Hallways drywall repairs on 3<sup>rd</sup> floor
- RFP for lock replacement submitted to RemoteLock and DormaKaba
- Lock vendor meetings

### **Pending Items**

- Garage cleaning
- Common area carpet cleaning (scheduled)
- Data from hallway temperature sensors
- Hot tub boiler replacement

## **VII. Association Business**

### **A. Security camera system enhancements**

- a. The board requested SRG explore additional options for security camera upgrades. Kevin C has had great success with the Ring system that will work with the current OG network and would not require additional cables. Various options were discussed and it was noted that the current system is aging and does not have the same capabilities as a more modern system.
  - i. The board discussed adding one ring camera to try for a year. Location was not determined.

### **B. Interior hallway temperature sensors**

- a. Kurt Peters has provided a chart of the recent temp data for us to review.

### **C. Fire system deficiencies**

- a. SRG has reached out to CINTAS for a competitive estimate. They will need to complete an inspection and we are still waiting to schedule. SRG will keep pushing for an estimate on the repairs.

**D. Regular cleaning of unit drains**

- a. Kevin C spoke with ACE sewer and drain and Premier Plumbing regarding the installation of clean out ports in the garages. Both companies indicated it would be easier to continue to jet the pipes from the units. In 2019 ACE provide an estimate of \$1,870 for the high pressure jetting. The board discussed the issues and determined that we should perform an annual jetting of the jets in the fall before ski season begins.

**E. RemoteLock & DormaKaba proposal**

- a. Both vendors have provided updated proposals for the board to review. Following a good discussion the board chose to move forward with Remote Lock and SRG will request a final estimate including installation costs by July 4<sup>th</sup>.

**F. Luggage Carts**

- a. The board asked SRG to order two new luggage carts.

**VIII. NEXT MEETING DATE**

The next meeting will be scheduled once we have a complete estimate from Remote Lock

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 4:45pm.

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

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