



**ORO GRANDE LODGE
BOARD OF DIRECTORS MEETING
May 9th, 2022**

I. CALL TO ORDER

The meeting was called to order at 12:38pm at Oro Grande Lodge in the lobby.

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 3.31.22 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

There were no actions to ratify since our last meeting.

Balance Sheet

March 31st balance sheet reports:
\$15,557 in Alpine Operating
\$74,918 in Alpine Reserves
\$100,339 in Alpine Roof Reserve Account

Profit and Loss

March 31st P & L vs budget reports \$90,855 of actual expenditures vs. \$88,661 of budgeted expenditures. An overage of \$2,194

Areas of significant variance include:

- Elevator - \$4,280 over due to timing and fines. OTIS is covering \$1000 of the fines that will be show on our next invoice.
- Management Labor - \$4,985 over
- Supplies and Contractor Support - \$1,303 under
- Repairs and Maint Pool Area - \$1,290 over

Accounts Receivable

AR is looking good. All units have paid the special assessment for the lock project.

V. MANAGING AGENT'S REPORT

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

Completed Items

- Elevator service bids requested
- Garage door replacement

Pending Items

- Security camera upgrades
- 2nd and 4th floor washer replacement
- Sign for garage entry

VI. Association Business

Association Business

A. Garage Door Update

- The door has been replaced and is working properly. Existing remotes are working for owners. We are waiting on Vortex to provide a service proposal for the door. They recommended 2x per year, before and after ski season.

B. Security Camera Systems

- Remote access has been restored and is working.
- Visual Security provided us with an estimate of \$4,940 for the following upgrades.
 - Replace the current 10 analog cameras with new HD cameras and upgrade power supply.
 - Upgrade to a 8TB hard drive to allow 30 – 45 days of recording history.
 - 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.
- We are waiting for an updated estimate including the addition of cameras in the lobby (for elevators) and in the east and center staircase.

C. Stucco Repairs

- Kevin C is still working to find a contractor for the stucco repairs. Estimating it will cost roughly \$20,000 to repair the lower drip edge. Do we want to move forward with this project this year?

D. TKE and Schindler Elevator Maintenance Proposals

- TKE and Schindler have both provided proposals for maintenance of the elevators and handicapped lift.
 - Both contracts have a 5 year term.

- ii. \$7,200 annually for both Schindler and TKE compared to \$10,814 per year with OTIS, not including the lift.
 - 1. Both companies offer a discount if we pay for 12 months in advance. This would result in a yearly savings of roughly \$4,000 compared to our agreement with OTIS.
- iii. Based on prior experience Kevin C recommends moving forward with TKE. We can get them out immediately to service the lift and bring it into compliance with NWCOG.

Motion: Dodie made a motion to approve the proposed TKE agreement. Fred seconded and the motion carried with all in favor.

E. 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. Has any additional information been provided?

F. Spring Walkthrough Review

- a. The board reviewed items identified during the spring walkthrough.
 - i. Concrete repairs at building entry
 - ii. Pool painting
 - iii. Add additional humidity sensor to pool area
 - iv. Fix TV in owners lounge

VII. NEXT MEETING DATE

The next meeting was not scheduled.

VIII. ADJOURNMENT

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

Approved By: _____

Board Member Signature

Date: _____