



**ORO GRANDE LODGE
BOARD OF DIRECTORS MEETING
June 7th, 2023**

I. CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 3:22 pm via Zoom.

Board members in attendance were:

Jed Danbury – Vice President
Steven Balthazor – Treasurer
Dodie Guntren – Secretary
Curt Hauer – Member

A quorum was present.

Representing Summit Resort Group via Zoom was Kevin Carson and Kevin Lovett

II. OWNERS/VENDOR FORUM

No owners in attendance

III. OFFICER ELECTIONS

MOTION: Jed made a motion to appoint Curt to the role of president and reappoint Karen Friedman to the BOD. Steven seconded, and the motion carried unanimously.

IV. APPROVE PREVIOUS MEETING MINUTES

The minutes of the 3.30.23 meeting were reviewed.

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

V. RATIFICATION OF ACTIONS VIA E-MAIL

- A. Comfort Systems agreement renewal – 5/1/23
- B. Investment of Reserves – 5/9/23
- C. Appoint Karen Friedman to board – 5/26/23

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

VI. FINANCIAL REVIEW

Kevin Carson presented the following report on April financials

Balance Sheet – April Close

April 28th balance sheet reports:

- \$16,010 in Alpine Operating
- \$40,850 in Alpine Reserves
- \$134,460 in Alpine Roof Reserve Account

Profit and Loss

April 2023 close P & L vs budget reports \$139,002 of actual expenditures vs. \$134,596 of budgeted expenditures. An overage of \$4,406 or 3%

Areas of significant variance include;

- Common electric - \$907 over
- Water - \$1,396 under
- Fire protection - \$1,046 over
- Elevator - \$2,888 over
- Mgmt Labor - \$2,126 under
- Repair and Maint - \$1,303 under
- January Pool Leak - \$2,417 over (will re journal to repair and maintenance)

All reserve transfers for the year have been made.

Accounts Receivable

AR is looking good.

VII. Association Business

A. Vacant seat on the board

- a. Karen Friedman was re-appointed to her seat on the board earlier in the meeting during officer elections.

B. Window replacement update

- a. Kevin provided an update on the window and door committee. There have been issues with the committee moving first to select a contractor before selecting an approved model. Curt is working with Ann (415) on solutions. The vendor does not want to invoice or communicate with individual owners. Kevin C recommended that the board update the current policy to include a pre-approved make and model and allowing owners to handle the rest of the install.

C. Garage cleaning

- a. SRG reported that the garage sweeper recommended by Jed has arrived. The board approved SRG moving forward with garage cleaning using the sweeper and pressure washer acknowledging it would be billed hourly per the agreement.

D. Stucco drip edge repairs

- a. The estimate from Kibray painting was reviewed. Kevin and Curt will schedule a time to meet with the contractor on site to discuss the estimate and clarify scope.

E. Pool furniture

- a. Jed will look into new pool furniture options and will present to the board for approval via e-mail.

F. Vendor expectations

- a. There were some concerns regarding vendor expectations, specifically returning to work on items they had previously services. Kevin C clarified that SRG always works with vendors to have work completed under warranty or covered if it initially failed. The recent issues with elevator service did not fall into that category.

G. SRG management agreement renewal

- a. Kevin Lovett presented the proposed management agreement to the board for review. The term was from October 1st 23 – September 30th, 2024. Labor rate has increased to up to \$65 per hour. The board will review the proposal and get back to SRG. The base management fee increase is in line with the OG fiscal year.

H. Elevator emergency phone repairs

- a. Kevin reported that the elevator phones were having issues. A cost benefit analysis was prepared showing the cost difference between cellular vs. landline monitoring. The fire system can also be converted to cellular. Century link is very slow to perform repairs when we have issues with the equipment. The proposal to convert to wireless would result in operational savings within 3 years after the initial investment. The board approved converting the elevator and fire system monitoring to cellular.

I. Handicapped lift repairs

- a. Kevin reported that the handicapped lift is still out of order. The board directed SRG to determine if it was a requirement to be in operation. The current elevator service company and Summit County were not sure if it was required. The lift will remain inactive at this time as there is ADA access to the building via the handicapped ramp.

J. Pool contract

- a. The pool agreement with John Gloudemans was reviewed. The board was okay with continuing wit the current “gentleman’s agreement” we have with John for service.

K. Storage cleanout

- a. The board noted that the pool mechanical room and landscaping storage room both needed to have a thorough cleanout. SRG will schedule.

L. Insurance – building classification for 2024

- a. Kevin reported that Kinser insurance has notified the association of insurance changes moving forward. The building was previously classified as modified fire resistant (steel frame). The building is actually stick built timber. This may impact rates at our next renewal.

VIII. NEXT MEETING DATE

The next meeting was scheduled for March 30th at 3:00pm via Zoom

IX. ADJOURNMENT

With no further business, the meeting was adjourned at 4:48pm.

Approved: 8-18-23