



Oro Grande Lodge Board Meeting Minutes

January 16, 2024 – 3:00pm

I. Call to Order

The meeting was called to order at 3:07 pm via Zoom.

Board members in attendance were:

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

Owners in attendance were:

- Joe Gariepi
- Jimmy Gremillion

A quorum was present.

Representing Summit Resort Group via Zoom was Gail Filkowski, Kevin Lovett and Armani Zangari.

II. Owners' Forum

Joe Gariepy voiced concerns about the updated pet rule allowing family members of owners to have pets in the building. There was discussion about the pet rule, and general pet violations. The pet rule will stay as amended. Gail suggested reporting any incidents of off leash pets, or other nuisance behavior to her for appropriate follow-up.

Karen raised concerns about a party in the pool recently with people who did not appear to be guests or residents. Gail suggested reporting these incidents to SRG. Kevin suggested calling the police for a swifter response.

III. Approval of Previous Meeting Minutes

The minutes of the 10.11.23 meeting were reviewed. Curt requested a change be made to the Ratification of Actions Via Email regarding the Turner Morris quote for heat tape not being needed.

MOTION: Steve made a motion to approve the minutes with the one change requested, Curt seconded, and the motion carried.



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IV. Ratification of Actions Via E-mail

- A. 10/25/23 Special assessment for 2024-2026
- B. 11/1/23 Accept insurance claim for leak
- C. 11/13/23 Approve glass replacement in pool room
- D. 11/14/23 Revise pet rule to allow family members to have pets
- E. 11/20/23 Revised budget with 14% increase
- F. 12/1/23 Colorado Quality Home - replace heat exchanger
- G. 12/10/23 ResortInternet - cable repairs
- H. 12/18/23 Resume unit checks bimonthly
- I. 12/14/23 Remove bikes from ski locker room
- J. 1/9/23 Purchase recirculating pump

MOTION: Curt made a motion to ratify the actions via email, Karen seconded, and the motion carried.

V. Financials

Gail presented the November financial review.

Balance Sheet

11/30/2023 balance sheet reports:

- \$31,106 in Alpine Operating
 - \$51,863 in Alpine Reserves
 - \$54,060 in Alpine Roof Reserve
 - \$81,998 in Alpine CD
- \$187,921 TOTAL RESERVES

Profit and Loss

November YTD 2023 P&L reports \$248,717.93 of actual expenditures vs. \$252,141.00 of budgeted expenditures, this is a YTD budget surplus of \$3,423.

Areas of significant operating variance include;

- Sewer - \$2,793 under
- Common Electric - \$3,169 under
- Elevator - \$8,861 over (\$5,841 refund check received from Otis in December)
- Management Labor - \$8,581 under
- Supply & Contractor Support - \$15,262 over (see GL for details)
- Service Agreement Pool - \$3,720 under



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All reserve transfers for the year have been made YTD.

Accounts Receivable

AR is looking good.

Gail reported that the elevator expenses will balance out in the December report as the association received a refund from the previous elevator service company.

VI. Manager's Report / Project Updates

Board reviewed the project update report.

VII. Association Business

- 2024 Capital Plan & Projects – Board will review capital plan and discuss 2024 projects.
- Annual Plan/Calendar – Board reviewed the annual plan. This plan is a working document and will be updated and reviewed throughout the year. Karen requested garage power washing be moved to May. Make sure turning off exterior spigots is added to calendar.
- Mechanical Company / PM Service Provider – current contract with Comfort Systems is up for renewal soon. SRG will reach out to other mechanical companies and try to schedule walk-throughs when Curt is in town.
- Purchase Spare Pumps- Curt will follow-up with some details to the Board, but would like to purchase some spare parts to have on hand when needed. Buying them directly from a supplier will save on costs.
- Bike Storage – order new bike tags for 2024 and do an inventory. This should clear enough room for bike storage on the existing racks.
- Recycling Frequency – service increase is not needed, as the bins are not overflowing.
- Contract Review - Board reviewed the service contract expiration dates. Gail will add the pool and hot tub company.
- Next Board Meeting Date – scheduled for April 16th at 3pm.

VIII. Adjournment

The meeting was adjourned at 4:25pm.