



Oro Grande Lodge Board Meeting Minutes

April 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:

- Fred Sherman, 201
- Alex Celaya, 407

Representing Summit Resort Group via Zoom was Gail Filkowski and Kevin Lovett

II. Owners' Forum

III. Approval of Previous Meeting Minutes

The minutes of the January 16, 2024 meeting were reviewed.

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

IV. Ratification of Actions Via E-mail

- A. 3/5/24 Approve Vortex Garage Door Upgraded Barrel Replacement
- B. 3/6/24 Approve Tolin Mechanical Contract
- C. 3/6/24 Approve Terminating Comfort Systems Contract
- D. 3/8/24 Approve Karen's Rescinding Resignation
- E. 3/26/24 Approve Insurance Renewal with \$10,000 Deductible

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



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V. Financials

Gail presented the February financial review.

Balance Sheet

2/29/2024 balance sheet reports:

- \$17,068 in Alpine Operating
 - \$73,307 in Alpine Reserves
 - \$57,380 in Alpine Roof Reserve
 - \$82,327 in Alpine CD
- (\$213,014 TOTAL RESERVES)

Profit and Loss

February YTD 2024 P&L reports \$78,918 of actual expenditures vs. \$75,395 of budgeted expenditures, this is a YTD budget deficit of \$3,523 (4.7%).

Areas of significant operating variance include;

- Gas - \$3,141 over
- Management Labor - \$4,393 under
- Supplies & Contractor Support - \$9,282 over
- Service Agreement Pool - \$1,450 under

All reserve transfers for the year have been made YTD.

Accounts Receivable

AR is good.

VI. Manager's Report / Project Updates

Board reviewed the project update report.



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VII. Association Business

- A. 2024 Capital Plan & Projects – There was discussion about ensuring the reserve funds saved are used for the projects allocated in the capital plan. The plan is a working document and reviewed and updated at least once per year.
- B. Annual Plan/Calendar – Board reviewed the annual plan and the items completed and items coming up. There was discussion about turning the hallway heat off after reviewing the Tolin PM reports. There was discussion about whether the parking lot needs crack filling this year.
- C. Review Painting Bids - Board discussed the three painting bids received from DR Custom, Kibray and Decorex. The pricing varied and the scope of each bid was not quite apples to apples. Curt stressed the importance of all Board Member reviewing the bids carefully prior to making a decision. References should be checked for the bidders and the Board will review again and hold discussion and vote via email. The Board discussed a color change, versus keeping it the same. The decision on color was tabled with the majority of the Board feeling the current color was satisfactory. The Board requested that Autumn Brook contribute to the repairs to the garage shed as it is a shared space. Gail will inquire.
- D. Garage Lighting – Board reviewed a proposal from Triangle Electric to replace the garage lights with LED. There are currently 17 working lights. The Board discussed doing a walk through to determine how many should be replaced. The proposal was tabled until a walk-through is completed.
- E. EV Charging – SRG did some research on adding EV charging stations and there are grants available from the State of Colorado. The Board was undecided on benefits of the project since there would still be some costs to the HOA. Gail will send info to Jed for review.
- F. Entry Roof – the small roof over the entrance was leaking over the winter. Curt requested bids for repair. The Board discussed spreading the rocks out better over the roof, but decided to hold off until there is a plan for repairs or replacement. There was also discussion about some of the heat tape on that roof not working and when best to repair or replace it.



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G. Spring Landscaping – there is still some tree fertilizer in the supply closet that can be used this year. Greenscapes is set to do the cleanup and lawn fertilizing, and Mike will do mowing.

H. Next Board Meeting Date – scheduled for July 23 at 3pm.

VIII. Adjournment

The meeting was adjourned at 4:50 pm.