



Oro Grande Lodge Board Meeting Minutes

July 23, 2024 – 3:00pm

I. Call to Order

The meeting was called to order at 3:02 pm via Zoom.

Board members in attendance were:

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

Owners in attendance were:

- Fred Sherman, 201
- Jimmy Gremillion, 413
- Kathy Donald, Unit 203

Representing Summit Resort Group was Gail Filkowski.

II. Owners' Forum

III. Approval of Previous Meeting Minutes

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

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

IV. Ratification of Actions Via E-mail

- 4/17/24 Approve Garage Lighting LED Replacement
- 4/23/24 Approve DR Custom Painting Bid
- 5/29/24 Approve Tolin Proposal – Add Glycol

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

V. Financials

Gail presented the February financial review.

Balance Sheet

6/30/2024 balance sheet reports:



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- \$26,211 in Alpine Operating
- \$174,929 in Alpine Reserves
- \$147,748 in Alpine Roof Reserve
- \$322,677 TOTAL RESERVES

Profit and Loss

June YTD 2024 P&L reports \$212,679 of actual expenditures vs. \$208,777 of budgeted expenditures, this is a YTD budget overage of \$3,901 (1.9%).

Areas of significant operating variance include:

- Internet: \$2,666 under budget
- Electric: \$2,608 under budget
- Gas: \$5,563 over budget
- Elevator: \$1,806 over budget
- Management Labor: \$3,687 under budget
- Supplies & Contractor Support: \$6,897 over budget
- Repairs & Maint. Pool: \$1,631 Under budget
- Repairs & Maint. Mechanical: \$1,562 over
- Service Agreement Pool: \$2,630 under
- Insurance: \$2,730 over budget

All reserve transfers for the year have been made YTD.

Accounts Receivable

AR is looking good.

VI. Manager's Report / Project Updates

Board reviewed the project update report.

VII. Association Business

- 2024 Capital Plan & Projects – Exterior painting project is coming up, paint samples are on the building for review. Notice will go to owners about clearing railings and the schedule of painting.
- Annual Plan/Calendar – Board reviewed the annual plan and the items completed and items coming up.



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- C. Window Washing – Board reviewed 2 window washing bids. Karen made a motion to approve Summit Cove bid in the amount of \$2,100, Curt seconded and the motion carried. Window washing to be scheduled after painting project.
- D. Trash Enclosure Repairs – Board reviewed a bid to repair the trash enclosure prior to the painting project. Curt volunteered to do the repairs himself.
- E. Entry Roof – Board reviewed 3 bids to replace the roof over the entrance. Curt made a motion to accept the bid from Turner Morris in the amount of \$11,840. Karen seconded and the motion carried.
- F. Repair to Tekmar Boiler Controller – Board reviewed the bid from Tolin Mechanical to make repairs to the boiler controller system that was damaged this winter by the previous mechanical company. Curt made a motion to approve the bid in the amount of \$2,964. Dodie seconded and the motion carried.
- G. Grill Restrictions – Deadline from Farmers Insurance for the removal of propane grills is January 1st. Gail will circulate language to the Board for the amendment to the Rules & Regulations.
- H. Corporate Transparency Act – Board reviewed the information from SRG about the new Corporate Transparency Act that requires board members of corporations to register with the Financial Crimes Enforcement Network. The act applies to HOA and Condo Boards. The deadline is 12/31/25. SRG will send the Board the links and information. Steve volunteered to start the process for the Board.
- I. RemoteLock Contract -the annual RemoteLock contract renewed and the annual fee will be due soon. This will should be a budgeted expense starting the next fiscal year.
- J. KOA Membership – the membership with Keystone Owners Association was renewed in June for \$225.
- K. Next Board Meeting Date – scheduled for October 15th at 3pm. Gail to send calendar invite with Zoom link.

VIII. Adjournment

The meeting was adjourned at 4:30 pm.