Oro Grande Lodge Board Meeting Minutes
October 15, 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
- Dodie Guntren – Secretary
- Jed Danbury – Member at large

Owners in attendance were:
- Fred Sherman, 201

Representing Summit Resort Group was Gail Filkowski.

II. Owners' Forum

III. Approval of Previous Meeting Minutes

The minutes of the July 13, 2024 meeting were reviewed.

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

IV. Ratification of Actions Via E-mail

A. 10/8/24 Approve All Summit Snow Removal Contract

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

V. Financials

Gail presented the August financial review.

Balance Sheet

8/31/2024 balance sheet reports:
- $9,368 in Alpine Operating

- $130,691 in Alpine Reserves
- $151,380 in Alpine Roof Reserve
  $282,071 TOTAL RESERVES

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Profit and Loss

August YTD 2024 P&L reports $286,404 of actual expenditures vs. $288,121 of budgeted expenditures. Underbudget $1,716 (.6%).

Areas of significant operating variance include:

- Internet: $3,706 under budget
- Electric: $4,416 under budget
- Gas: $3,498 over budget
- Management Labor: $5,237 under budget
- Supplies & Contractor Support: $11,201 over budget
- Repairs & Maint. Pool: $2,768 under budget
- Service Agreement Pool: $2,630 under
- Insurance: $4,500 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

A. Annual Plan/Calendar – Board reviewed the annual plan and the items completed and items coming up.

B. 2025 Budget – 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.

C. Board Officer Positions – Two Board members resigned, and the President officer position should to be filled until the annual meeting. Jed made a motion to appoint Steven as Treasurer/President. Dodie seconded and the motion carried.

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D. Grill Restrictions Update to Rules– Board reviewed and discussed the proposed amendment to the Rules & Regulations prohibiting the use of open flames devices on the balconies and/or common elements effective 1/1/25. Jed made a motion to approve the update to the Rules. Steven seconded and the motion carried.

   SRG will post on the website and will notify owners.

E. Tolin Mechanical Proposals – Board reviewed four proposals from Tolin Mechanical for various repairs to the following systems: fourth floor pump controller, snow melt system, garage gas detection system and garage heaters. A fifth proposal for adding glycol to the heating system was tabled. SRG will purchase the glycol from a supplier to reduce the costs and Tolin will add it to the system. Steven made a motion to approve the proposals, Dodie seconded, and the motion carried.

F. Corporate Transparency Act – Board reviewed the information from CTA Review, a third party that can handle the Financial Crimes Enforcement registration for Board Members. This will be done after the annual meeting and new Board Members are elected.

G. Next Board Meeting Date – no date scheduled yet. This was tabled until after the annual meeting.

H. Fireplaces – During a recent inspection, SRG notes there are 19 units will On/Off switches, instead of timers. Dodie made a motion to replace all on/off switches with timers at the HOA expense. Steven seconded and the motion passed.

I. Garage Outlets -There are cars using the outlets in the garage for EV charging at the HOA expense. These outlets are not to not be used for that purpose. Jed made a motion to lock off the outlets and remove the EV charging sign. Dodie seconded and the motion passed.

VIII. Adjournment

The meeting was adjourned at 4:21 pm.