



Oro Grande Lodge Board Meeting Minutes

December 10, 2024 – 3:00pm

I. Call to Order

The meeting was called to order at 3:05 pm via Zoom.

Board members in attendance were:

- Karen Freidman – Member at large
- Dodie Guntren – Secretary
- Jed Danbury – Member at large
- Craig Boroughs – Member at large

Representing Summit Resort Group was Gail Filkowski.

II. Owners' Forum

III. Approval of Previous Meeting Minutes

The minutes of the October 15, 2024 meeting were reviewed.

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

IV. Ratification of Actions Via E-mail

A. NONE

V. Financials

Gail presented the October financial review.

Balance Sheet

10/31/2024 balance sheet reports:

- \$16,860 in Alpine Operating
 - \$52,073 in Alpine Reserves
 - \$143,051 in Alpine Roof Reserve
- \$195,124 TOTAL RESERVES**

Profit and Loss

October YTD 2024 P&L reports \$359,655 of actual expenditures vs. \$358,054 of budgeted expenditures. Over budget \$1,600 (.4%).



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Areas of significant operating variance include:

- Internet: \$4,746 under budget
- Electric: \$5,583 under budget
- Gas: \$4,200 over budget
- Sewer: \$2,793 under budget
- Elevator: \$2,240 over budget
- Management Labor: \$5,278 under budget
- Supplies & Contractor Support: \$10,704 over budget
- Telephone: \$2,100 under budget
- Repairs & Maint. Mech: \$3,124 over budget
- Repairs & Maint – POOL: 3,340 under
- Service Agreement Pool: \$2,160 under budget
- Insurance: \$6,370 over budget

All reserve transfers for the year have been made YTD

Accounts Receivable

There was one delinquent owner in October, who has since paid in full and signed up for ACH.

VI. Manager's Report / Project Updates

Board reviewed the project update report.

VII. Association Business

- Board Officer Positions** – Dodie made a motion to appoint Craig Boroughs as President, Jed Banbury as Vice President, Dodie Guntren as Secretary and Karen Friedman and Steven Balthazor as Members at Large. Craig seconded and the motions passed.
- ChargePoint EV Chargers** – Board reviewed information about ChargePoint EV chargers in the garage. No action will be taken at this time due to high costs for the HOA.
- Tolin Mechanical Proposal for Glycol Feeder** – Board reviewed proposal from Tolin for installing a glycol feeder tank. Proposal was tabled for now. SRG will look at the cost of purchasing a glycol feeder tank independently.



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- D. Capital Plan Review – SRG presented the updated capital plan. Board will review in further detail for 2025 project planning.
- E. Corporate Transparency Act – Board reviewed the status of the CTA filing. Gail will make sure all board members who have not registered yet get the link for filing.
- F. Next Board Meeting Date – next meeting scheduled for February 27 at 3pm via Zoom.

VIII. Adjournment

The meeting was adjourned at 4:21 pm.