



Oro Grande Lodge Board Meeting Minutes

February 26, 2025 – 3:00pm

Oro Grande Lobby

I. Call to Order

The meeting was called to order at 3:02 pm in the lobby.

Board members in attendance were:

- Karen Freidman – Member at large
- Jed Danbury – Member at large
- Craig Boroughs – President

Owners in attendance were:

- Sagui, #408
- Sanborn, #205
- Evens, #308

Representing Summit Resort Group was Gail Filkowski and Kevin Lovett

II. Owners' Forum

- There was a discussion about window replacements. The Board clarified that the contractor choice is not mandated by the HOA, but there is an approved window brand, style and color, the specifications are on the website.
- There was a comment that the fans are loud in the owners' lounge.
- There was a request to clear out some bikes from the garage.
- There was a request to mop the ski locker room.
- There was a suggestion to change the fluorescent light in the ski locker room to LED.
- Gail to contact two owners who still have grills on decks.

III. Approval of Previous Meeting Minutes

The minutes of the 12/10/24 meeting were reviewed.

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

IV. Ratification of Actions Via E-mail

- A. All Summit, Gutter Repairs



Oro Grande Lodge Board Meeting Minutes

February 26, 2025 – 3:00pm

Oro Grande Lobby

- B. Tolin Mechanical, Snowmelt Sensor Replacement
- C. Tolin Mechanical, Make Up Air Unit Motor Replacement

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

V. Financials

Gail presented the 12/31/24 year-end financial report and the 1/1/25 report.

Balance Sheet

12/31/2024 balance sheet reports:

- \$3,216 in Alpine Operating
- \$58,657 in Alpine Reserves
- \$166,448 in Alpine Roof Reserve

Profit and Loss

December YTD 2024 P&L reports \$416,933 of actual expenditures vs. \$421,032 of budgeted expenditures. Under budget \$4,098 (1%).

Areas of significant operating variance include:

- Internet: \$5,786 under budget
- Electric: \$6,611 under budget
- Gas: \$4,200 over budget
- Snow Removal \$2,418 over budget
- Sewer: \$2,793 under budget
- Elevator: \$3,204 over budget
- Management Labor: \$7,078 under budget
- Supplies & Contractor Support: \$8,533 over budget
- Telephone: \$2,520 under budget
- Repairs & Maint. Mech: \$3,124 over budget
- Repairs & Maint – POOL: 4,564 under
- Service Agreement Pool: \$2,120 under budget
- Insurance: \$8,190 over budget

All reserve transfers for the year have been made YTD.

Accounts Receivable

AR is good



Oro Grande Lodge Board Meeting Minutes

February 26, 2025 – 3:00pm

Oro Grande Lobby

Balance Sheet

1/1/2025 balance sheet reports:

- \$4,612 in Alpine Operating
- \$62,880 in Alpine Reserves
- \$165,635 in Alpine Roof Reserve

Profit and Loss

January YTD 2025 P&L reports \$40,138 of actual expenditures vs. \$45,381 of budgeted expenditures. Under budget \$5,242 (12%).

Areas of significant operating variance include:

- Supplies & Contractor Support: \$3,463 over budget

January reserve transfer not made.

Accounts Receivable

AR is good

VI. Manager's Report / Project Updates

Board reviewed the project update report submitted by Gail Filkowski.

VII. Association Business

- In-Unit Fireplace Timers** –Board discussed mandating fireplace timers in the units, versus an on/off switch. There was also discussion about replacing existing timers if an owner requests it.
- Painting Touchups** – there was clarification on the painting touch-up work included in the contract for the 2024 project. This contract included 16 hours of touch-ups included for up to 2 years.
- ResortInternet Contract** – the contract is up for renewal 11/2028. There was a comment about internet freezing, and the time being off on guide. Gail urged owners to report issues directly to ResortInternet so they can troubleshoot with the resident experiencing the service issue.



Oro Grande Lodge Board Meeting Minutes

February 26, 2025 – 3:00pm

Oro Grande Lobby

- D. Roofing Project – Board discussed the need to replace the shingle roof system this year. Bids are being collected and will be reviewed by the Board.
- E. Gregory Door & Window Bids – Gail met with Gregory Door and Window to review some doors that need replacement. Bid not yet received. Will send to Board via email.
- F. 2025 Capital Project Review – Craig reviewed some capital projects anticipated for 2025. He will review and update the capital plan to get a better idea of project and budget impacts.
- G. Next Board Meeting Date – no date set, Gail will email Board for a meeting date.

VIII. Adjournment

The meeting was adjourned at 4:22 pm.