

ORO GRANDE LODGE ASSOCIATION

Board of Directors Meeting

April 28, 2026

Board members in attendance: Craig Boroughs & Karen Friedman, Dodie Guntren
Christine Hauer and Jed Danbury via Zoom

Representing Summit Resort Group was Andrea Shand & Kevin Lovett

- I. **CALL TO ORDER** – The meeting was called to order at 2:01 pm
- II. **OWNER/VENDOR FORUM** – Notice of the meeting was posted on the website.
No discussion.
- III. **MINUTES** – Moved to next Board Meeting
- IV. **ASSOCIATION BUSINESS**
 - A. Unit 312 Refrigerator Leak into Unit 212, Potential Restoration and Claim
A second leak occurred between the two units over the weekend of April 25-26. The owner of 212 noticed that the leak had started again in her residence. There was a leak between the two units in February.

The owners of unit 312 and 212 have been in contact with each other. 312 called in a contractor to investigate the leak. It was determined that freon had leaked out of their refrigerator. The refrigerator has been removed from the property. Kevin explained that an owner has a right to file a claim to the insurance provider if they believe the claim will exceed the deductible. The deductible will be the owner's obligation to pay.
 - B. Unit 308 Window Proposal
After some discussion on the proposal the board had received from the owner, Craig made a motion to approve, Karen seconded. The motion carried.
 - C. Unit 308 Renovation
It was noted that their contractors were using common areas for their work. The board did not feel this was concerning unless contractors were not following the rules of construction in particular in regards to noise concerns. A couple board members commented that this was not an issue.
 - D. Sewer Line Backup realized in Unit 408
The owner had notified SRG of an issue with his toilet. SRG brought in ACE Sewer and Drain to assist as the owner could not secure a contractor on his own. ACE performed the work and cleared the clog between toilet and common line. This is not a HOA expenditure, and the owner will be notified.

E. Unit 409 Remote Lock

The owner of unit 409 is experiencing difficulties with the Remote Lock functionality and asked for clarification from the board as to the obligation of the cost to repair or replace the lock. Kevin explained that under the Decs, door locks are a Limited Common Element. The HOA has control of Limited Common Elements; however the obligation of the assigned expenses of door locks repair and replacement belong to the owner of the residence. This is recorded under section 2.5 and Section 4.6 of the Declaration.

F. Association Policy for Remote Lock Maintenance

The board proposed that SRG draft a policy in regard to owner's obligations for the entry door and door lock maintenance as well as replacement expenses. SRG will draft a policy and share with the board.

G. Status of Special Assessment Payments

SRG accounting confirmed that only one payment was outstanding.

H. Fireplace Timer Switches

There have been a few owners who have documented that they personally have updated their rocker switch to a timer switch. Service Monkey will work with approximately 10 owners to replace their switches. The original date for this work did not get firmly scheduled with their services. A new date will be determined and shared with the owners who are participating in this service.

I. Hallway Carpet Cleaning on May 21st

The hallway carpet is scheduled to be cleaned at this time by Mtn. Pride. This is a standard practice to maintain the carpets.

J. Status of Mat Cleaning by SRG

SRG has power washed the mats and has reinstalled these on property.

K. Status of Greenscapes Spring Lawn Maintenance

Andrea to contact Greenscapes. Historically work will start mid to late May depend on the snow year.

L. Annual Ascent Tree and Lawn Treatments

A board member noted that Ascent started with fertilizing the trees on property today. Work may be suspended until current weather conditions improve given recent snowfall.

M. Consider Planting New Trees

The proposal is to work with a local contractor to come up with a long-term plan for the property as trees aging and may need replacement in the future. Andrea to contact a local vendor to put proposal together and share with the board.

N. Owner Complaint on Windchimes

An owner notified SRG that windchimes are being heard at night causing the owner some disturbance. SRG hasn't been able to identify the unit. Andrea to send a communication to the ownership of a reminder of what is allowed on decks per Rules and Regulations.

O. Request for Door Closures on Units

An owner has requested the HOA work on individual entry door locks to reduce the sound of the closure. Given the limited complaints, the board will work with the individual owner to facilitate a communication between the owner and the neighboring owner to attempt to mitigate this concern.

P. Units Needing Balcony Cleanup

Andrea to send a communication to ownership as to the reminder of Rules and Regulations for allowable items.

Q. Parking Lot Crack Sealing

A Peak Asphalt provided a proposal to crack seal the parking lot. Craig made a motion to approve. Dodie, Christine and Karen are in favor. Jed apposed. The motion carried.

Action Item: Craig requested that the proposal be updated to include restriping the lot. Andrea to get an update proposal and share with the board.

R. Parking Lot Striping

Comments noted above.

S. New Spa Backflow Preventer Installation

Premier Plumbing and Heating has installed a new backflow preventer due to the failure of the previous unit. It was noted that the jets performance has improved.

T. Garage Cleaning

Summit Cove Property Management services will be performing the work May 4th thru 8th.

U. Building Heating and Schedule for Turning Off Boilers and Adjusting Rooftop Furnaces

Tolin has lowered the hallway temperature by 10 degrees. Their recommendation was to wait until May to determine when heat should be turned off for residential heating system. Craig to assist with the determination of this date.

V. Schedule for Storage Room Cleanout to Discard Unclaimed Bikes

Bikes without permits were removed last fall with a notice sent to the ownership. At this time given no owners have inquired about a bike missing, the next steps is to remove the bikes from the property and donate or recycle bikes as appropriate.

W. Schedule for Isolation Valves Audit

Craig to work with SRG property manager to audit individual residences shutoffs. Once audited owners will be updated with those units with failed functionality. This action is to be able to prevent or minimize the amount of shutoffs for the entire building

X. Schedule for Painting Work by Brian Waite

Brian will be touching up the lobby and painting trim around doors installed last fall. Work schedule is to be determined.

Y. Owner Comments on Patio Snowmelt System

The owner responses received were supporting the board decision not to reinvest money to reactivate the system given the expenditure it requires.

Z. Cleanup of Rust Stain on Patio

Jed took the initiative to work on the removal of the rust stains on the exterior patio. His efforts greatly reduced the visibility of the stains.

AA. Proposal from Triangle Electric for New Pool Lights

To reduce electrical usage, the proposal is to update the existing incandescent light fixtures to LED lighting.

Craig made a motion to approve. Jed seconded. All in favor. The motion carried.

BB. New State Law Affecting HOA Study

There is new Colorado legislation as to the HOA obligation to have professional reserve studies performed. SRG will review this legislation further. SRG current understanding is this an obligation for new communities. SRG will update the board with a clearer understanding of the proposed legislation act.

CC. New SRG Sign

The new sign has been installed on property.

DD. Dumpster Lid Enclosure

There has been recent wildlife activity at the dumpster due to the lid not being closed by WM. Craig will work on contacting the drivers when they are on property given the wildlife activity has increased with the change of seasons.

EE. Evacuation Plan

The HOA board members shared that they do adhere to the regulations of sprinkler system testing, fire suppression system testing for the property. The HOA ensures all safety measures that are in place are functioning and repair items as needed.

V. NEXT MEETING DATE

The next scheduled board meeting to be determined.

IX. ADJOURNMENT The meeting was adjourned at 3:43pm.