



# Oro Grande HOA Annual Meeting

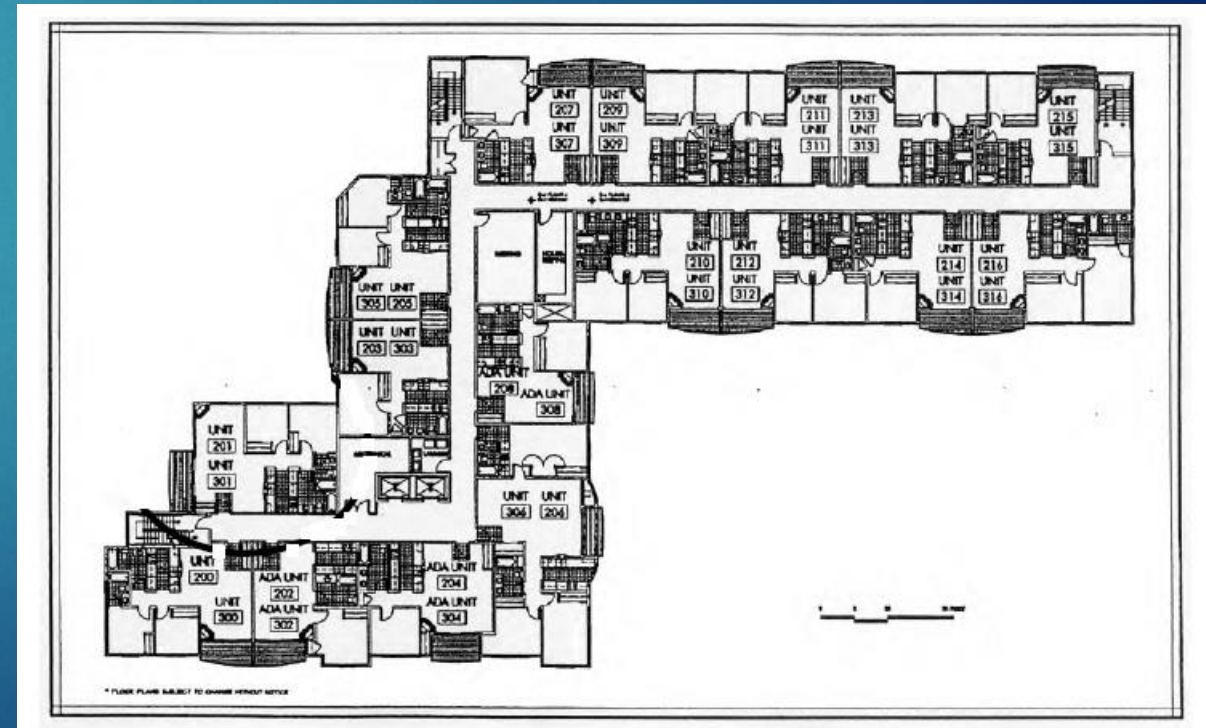
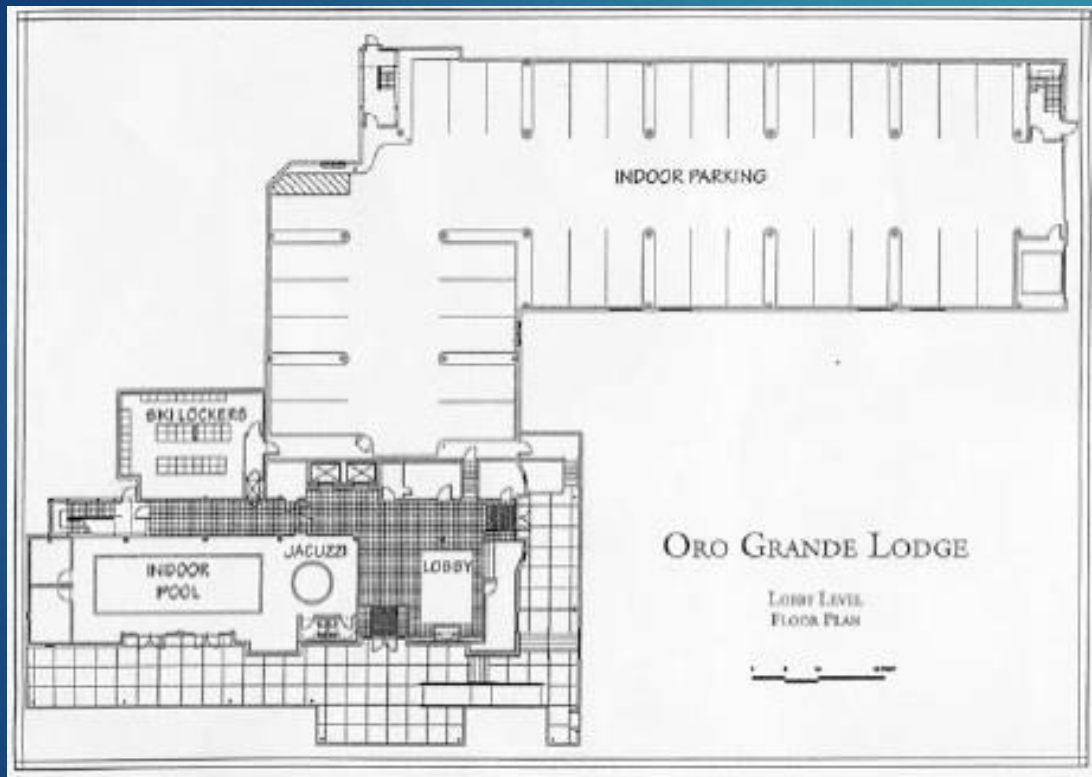
NOVEMBER 2, 2019

# Oro Grande Building: Constructed in 1999-2000



# 50 total condo units

23 1-bedroom    23 2-bedroom    4 3-bedroom



# Oro Grande HOA Board of Directors

- |                          |                |           |
|--------------------------|----------------|-----------|
| ▶ Fred Sherman           | Unit 201       | Term 2019 |
| ▶ Steven Balthazor       | Unit 300       | Term 2019 |
| ▶ Open                   | Unit XXX       | Term 2020 |
| ▶ Roger Boltz            | Unit 414 & 416 | Term 2020 |
| ▶ Laurie "Dodie" Guntren | Unit 307       | Term 2021 |

(Lorna Kennedy Unit 305 resigned BOD - Sept 2019)

(Steven Balthazor appointed to fill Meryl Littman's term - Sept 2018)

(Roger Boltz appointed to fill Matthew Gaunt's term – Jan 2019)

# Management Company

## History:

- ▶ East West Management 2001-2003
- ▶ Resort Quest 2003-2007
- ▶ Summit Resort Group 2007 - Current

SRG Contract extended to Sept 2021 by HOA BOD

- FY 2020 Budget - \$27,600 Management Expense
- 8.4% of Total \$326,076 FY2020 Budget Expenses
- \$25,500 Labor costs – 7.8% of FY2020 Budget



# Oro Grande HOA Website

[www.srghoa.com/hoa\\_oro\\_grande.html](http://www.srghoa.com/hoa_oro_grande.html)

Password: **oro22**

- HOA Documents
- Insurance Info
- Annual Meeting min
- BOD Meeting minutes

## Past Year BOD meetings

- January 22, 2019
- February 15, 2019
- April 16, 2019
- July 23, 2019
- October 2, 2019

The screenshot shows a web browser displaying the Oro Grande HOA website. The browser's address bar shows the URL [https://www.srghoa.com/hoa\\_oro\\_grande.html](https://www.srghoa.com/hoa_oro_grande.html). The website has a dark green header with navigation links: Home | About Us | Blog | Contact Us | Free Rental Projections. A sidebar on the left lists various financial documents, including 'Financials Fiscal Year Begins Jan 1', 'Oro 2018 Budget QB', and 'OG Capital Projects plan 2012'. The main content area features a section titled 'Oro Grande Lodge' with a photograph of the building and descriptive text. Below this, there are sections for 'Documents' (listing articles of incorporation, bylaws, and declarations) and 'Insurance' (providing information about association insurance). At the bottom right, contact information for Summit Resort Group is provided, including a toll-free number and phone/fax numbers.

Home | About Us | Blog | Contact Us | Free Rental Projections

### Oro Grande Lodge

22787 US Hwy 6  
Keystone, Colorado

A fifty unit four-story condominium complex located in Keystone Colorado. Construction is pre-stressed concrete & frame. The exterior is stucco and the roof is asphalt shingle. The building is served by a common entry that accesses two elevators and a handicap lift. Units are accessed by common hallways on each level. Common areas include an attractive lobby area, an indoor pool with hot tub, an exercise room, laundry rooms, ski locker storage rooms, vending machines and a parking garage on the east end of the building.

Exterior grounds are made up of attractive lawns, improved flower beds, natural areas and exterior parking.

Links to the Home Owner Association documents:

#### Documents

1. [OG Articles of Incorporation](#)
2. [OG Bylaws](#)
3. [OG Declarations](#)
4. [Exhibit A to Decs sq ft allocations](#)
5. [OG Rules and Regulations](#)
6. [OG Reserve Study and Funding Policy](#)
7. [OG Address Declaration](#)

#### Insurance

The Oro Grande Lodge Association carries Association Insurance through Farmers; please be sure that you have individual coverage for your unit. Please feel free to contact Farmers Insurance direct at 970-879-1330 should you have any questions.

1. [2018 OG HO6 Letter](#)
2. [2018 OG Insurance Summary](#)
3. [Instructions for Certificate Requests](#)

#### Minutes-Annual Meetings

1. [2017 Annual Meeting Minutes OG - DRAFT](#)
2. [2016 Annual Meeting Minutes OG](#)
3. [2015 Annual Meeting Minutes OG](#)
4. [2014 Annual Meeting Minutes OG](#)

Summit Resort Group  
P.O. Box 2590  
Dillon, CO 80435

Toll Free: (800) 944-9601  
Phone: (970) 468-9137  
Fax: (970) 468-2556

# Prior Years Completed Projects

- ▶ Garage Door Motor Replaced
- ▶ Parking Lot Seal Coating
- ▶ Boiler & Piping Replacements (with Special Assessment)
- ▶ Pool & Hot Tub Resurfacing
- ▶ Pool Dehumidification Motor Replacement & Repairs
- ▶ Pool Lights Replaced
- ▶ Glycol added to Heating System
- ▶ Glycol added to Fire Suppression System

# Prior Years

## Tasks/Projects/Accomplishment:

- Roof Inspection
- Heater Installed in Locker Room
- Laundry Machine Repairs
- Wall Mounted Bike Racks in Locker Room
- Outside Motion Lights Installed
- 2nd Floor Mechanical Room Door damage/repair
- Back Door replacement/repair
- Various Fire Door repairs
- Window Cleaning
- Owner's Lounge clean up
- Bat Loafing Lines (Units 409 & 307)



# Past Year Completed Projects

- ▶ Back Stairway Door Replaced with new locking system
  - ▶ Pool Dehumidification Motor Replacement & Repairs
  - ▶ Pool Sand Filter Replaced
  - ▶ Deck railing painting (deferred from 2017)
  - ▶ Sink / Plumbing clean-out 2<sup>nd</sup> floor units
  - ▶ Security Camera System upgrade
  - ▶ New rugs for common area
  - ▶ Quarterly maintenance repairs:
    - New burner assembly \$884
    - Replace heating pump iso-flange on 4th floor - \$992
    - New auto-air vents - \$417
    - Pool ventilation system dehumidistat - \$667
- Total: \$2,960

# On Going Service Agreements / Contracts:

- ▶ Snow plowing contract - annually with Great Western
- ▶ Trash Service – Waste Management
- ▶ Insurance renewal - annually – Farmers 3.3% increase
- ▶ Management Agreement with SRG in 2018 (3 Yr Term)
- ▶ Elevator Contract – Otis in 2003 – expires Jan 2023
- ▶ Natural Gas supply – Tiger – expires July 2020
- ▶ TV / Internet – Resort Internet in 2015 – to expire July 2020

# Resort Internet Upgrade New Contract

- ▶ OG BOD did evaluate other providers
- ▶ Resort Internet does not need to run any new data cabling
- ▶ Channel Lineup will provide the property with all of the basic channels for all units
- ▶ Upgrade internet Service - will require new hardware installation in each unit



# HOA Operations:

- ▶ Dog Barking Complaint / Hearing
- ▶ Noise Complaint / Request for Unit Camera Installation in hallway
- ▶ Window Covering Request / Policy
- ▶ Building Security Measures/discussion – Spring Break extra patrol
- ▶ HOA Video Camera System discussion/expand?
- ▶ Guidelines for Replacement Locks (condo unit doors)
- ▶ Winter Storage of Bicycles
- ▶ RFP Mechanical Engineering Services

# Future Needs & Projects

- ▶ Roof Repair/Replacement – 2022 - \$200,000 Special Assessment over 4 years
- ▶ Fire Alarm System
- ▶ Additional Video Camera/Security System Upgrades
- ▶ Outside Trim Painting (deferred in 2018)
- ▶ Internal Heating Issues / Pipe Insulation
- ▶ Heating System Deferred Maintenance
- ▶ Drop Ceiling option for 2<sup>nd</sup> & 3<sup>rd</sup> Floor Hallways
- ▶ Saflok (door locks) Hardware Obsolete 2023
- ▶ Other Items As Things Break and Wear Out

# Roof Special Assessment

- ▶ Building Roof has 20 to 25 Life Expectancy
- ▶ Approx. \$200,000 cost in 2022
- ▶ A roof funding survey was sent to owners regarding their preferred funding method for the projected roof replacement in 2023.
- ▶ 50% of the owners responded to survey
- ▶ Majority in favor of a 5-year assessment. \$628 - \$1,370 per year depending on unit size
- ▶ Other option: Annual increase of 15% to total dues every year for four years, contribute all the increase to Roof Replacement Fund.
- ▶ The BOD reserves the right to use the assessment funds for other capital expenditures as needed.



# Proposed FY 2020 Budget

- ▶ 13% HOA Dues Increase
  - \$37,164 additional revenue
  
- ▶ FY 2020 Budget Based on **\$326,076** total Revenues/Expenditures
- ▶ Operational Costs
  - Utilities Expenses ~ 35 %
  - Management Services ~ 18 %
  - Other Services ~ 10 %
  - Insurance / Tax ~ 5 %
  
- ▶ Capital Replacement
  - \$65,916 for FY2020
  - \$30,852 for FY2019
  - \$30,413 5-Yr Avg

# Oro Grande HOA Dues History:

Year	Increase	Unit 201 Monthly HOA Dues	Sq Ft per Yr
2003		\$348.00	\$4.67
2004	5.0%	\$365.79	+17.79 \$4.90
2005		\$365.79	
2006	12.5%	\$411.52	+45.73 \$5.52
2007		\$411.52	
2008		\$411.52	
2009	8.0%	\$445.00	+33.48 \$5.97
2012	3.2%	\$459.00	+14.00 \$6.16
2013		\$459.00	
2014		\$459.00	
2015	3.2%	\$472.00	+13.00 \$6.34
2016		\$472.00	
2017		\$472.00	
2018	3.0%	\$486.00	+14.00 \$6.53
2019	4.0%	\$506.03	+20.03 \$6.80
2020	13.0%	\$571.75	+65.72 (Approx.) \$7.68



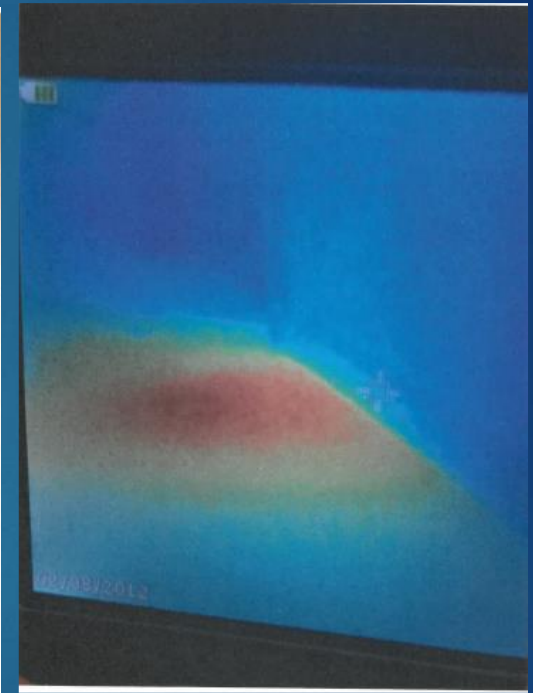
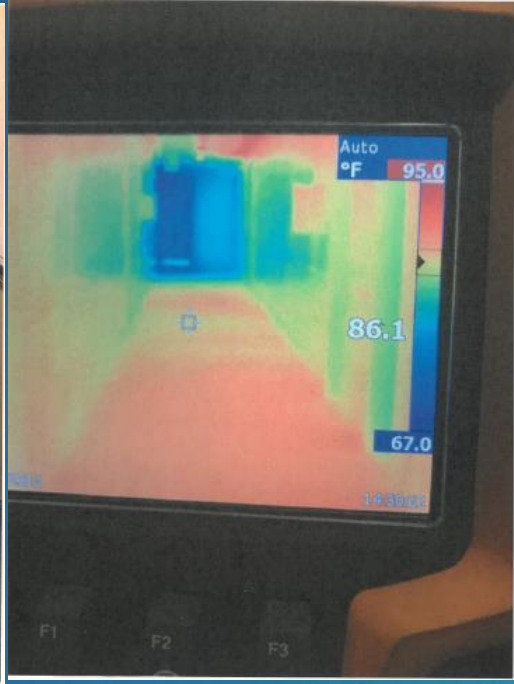
# Building Heating System

- ▶ There are two separate systems for the hallways and the unit heat.
- ▶ Rooftop furnaces blow heated air into the hallways. These are set to static temp limited on what can be adjusted to different temperatures per floor.
- ▶ Each unit's temperature is individually controlled via a thermostat installed in the unit. Two large boilers heat the hot water that runs through the baseboards. The baseboards do not heat up unless the thermostat calls for heat.

# Breckenridge Mechanical has commissioned engineering reports

- ▶ The hot water pipes are mostly uninsulated, so the heat from the pipes radiates in the common areas and condo units.
- ▶ Units with a lot of sun exposure are also easily heated. It has been suggested that owners try window tinting on the South and West sides, as well as leaving their blinds drawn to minimize solar gains.
- ▶ The building is very well insulated, so hot air does not leak out. Room Temp changes by having people present.
- ▶ The fireplace pilot lights also contribute to the in-unit temperature. Unit 308 saw a 3° temperature decrease when turning off the pilot light.
- ▶ Breckenridge Mechanical has an infrared camera used to identify possible sources of heat.

# Infrared Camera Images



# Building Heating System cont

- ▶ The hallways have different temperatures due to the infrastructure and design of the building. The 4th floor remains a comfortable temperature due to fresh air vents located in the hallways, which vent directly to the outside. The 2nd and 3rd floors do not have these vents, and only have dampers at the end of the hallways. In order to cool the hallways down, air has to be able to flow. Some potential options that were discussed are:
- ▶ Can not install damper on 2nd floor that ties into fresh air duct that discharges at the roof.
- ▶ Breckenridge Mechanical stated that they would not be comfortable lowering the hallway heat
- ▶ Researched original building plans from Summit County – Contacted Rader Engineering - designed mechanical systems
- ▶ RFP for Engineering Services – 2 Proposals \$6.5K vs \$8.7K

# Smart Lock Replacement Policy

- ▶ Established guidelines for the replacement of a Condo Unit Entry Door Safeloc Lock system
- ▶ Will need to replace all Oro Grande Locks by 2023

