

**ORO GRANDE HOMEOWNER ASSOCIATION
ANNUAL MEETING
November 4, 2018**

I. CALL TO ORDER

The meeting was called to order at 2:03 p.m. in the Oro Grande Lodge lobby.

Board members present were:

Matthew Gaunt, Vice President, Unit 203
Frederick Sherman, Secretary/Treasurer, Unit 201
Steven Balthazor, Director, Unit 300

Owners present were:

Amanda Acker, Unit 212	Al Chaffin, Unit 411
Craig Boroughs, Unit 209	Dodie Guntren, Unit 307
Kurt Peters, Unit 308	Maureen Walsh, 312
Jill Watt, Unit 401	Jeff Danbury, Unit 404
Matt & Megan Kelley, Unit 409	
Frank Gariepy & Peggy Patterson, Unit 402	

The following units were represented by proxy:

Littman, 200
Sandborn, 205
Lievens/Scanlan, 211
Mullin, 216
Kennedy, 305
Wilder, 310
Welch, 316
Hauer, 403
Boltz, 414, 416

Representing Summit Resort Group (SRG) were Katie Kuhn, Kevin Lovett, and Kelly Schneweis. Heidi Clark of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE AND DETERMINATION OF QUORUM

Notice of the meeting was sent on October 4, 2018. With 17 units represented in person or by proxy, a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Kurt Peters motioned to approve the minutes of the November 4, 2017 Annual Meeting as presented. The motion was seconded by Peggy Patterson and carried.

IV. PRESIDENT'S REPORT

Fred Sherman summarized the Oro Grande history, gave an overview of the website and the information available there for owners, as well as contact information for any issues. He

reviewed the full list of projects outlined in the Manager's Report that were completed in 2018, the projects that were not accomplished as well as the anticipated projects for 2019.

Fred Sherman shared that Breckenridge Mechanical had been commissioned to provide an engineering report regarding the temperature variations on the various floors and to suggest solutions to air flow. The building has two main heating systems, one for the units and one for the hallways. There are fluctuating temperatures in the building due to the infrastructure and design. The hot water pipes are uninsulated, creating additional heat. The units that have sun exposure heat up significantly more. The building is very well insulated, which traps the heat inside. The Board is continuing to pursue information on this ongoing issue as there are no clear solutions.

V. FINANCIAL REPORT

A. Year-to-Date as of September 30, 2018

As of September 30, 2018, the Association was operating \$8,224 unfavorable to budget with \$5,730 in Operating and \$22,613 in the Alpine Bank Reserve account. Actual expenditures were \$218,080 versus a budget of \$209,856.

Significant variances to budget included:

1. Gas - \$7,818 unfavorable to budget
2. Elevator - \$3,353 unfavorable to budget
3. Management Labor - \$2,842 unfavorable to budget. Katie Kuhn noted that SRG typically spends about 20 hours per week at Oro Grande, and the budget only allows for about 13. SRG does all the cleaning, shoveling, landscaping, and basic maintenance for the entire property. This will be addressed in the 2019 budget as well.
4. Supplies and Contractor Support - \$3,426 unfavorable to budget due to plumbing repairs from leaks.

Reserve transfers are two months behind due to a low Operating account balance but will be made it up as soon as finances allow.

There were no owner delinquencies.

B. 2019 Budget

There will be a 4% dues increase, which will provide \$18,348 in additional revenue. The main line item increases included:

1. Gas - \$7,300 increase
2. Management Labor - \$5,100 increase
3. Supplies and Contractor Support - 25% increase

Kurt Peters motioned to approve the 2019 Budget as presented. The motion was seconded and carried unanimously.

C. Roof Special Assessment

Katie Kuhn shared that the anticipated timeline for the roof replacement will likely be in the next five years. The projected cost of the new roof is \$200,000, with the expectation that it will last about 25 years. Based on the survey results, the majority of owners preferred a Special Assessment with a preference for it to be staggered over a few years.

The Board took a straw poll, which reflected the email survey results. They will take the owners' opinions into consideration as they make the decision during the next Board meeting and let the owners know what they decide.

VI. MANAGER'S REPORT

Katie Kuhn reviewed the Manager's Report and shared list of completed projects in 2018.

Operating items included exterior window washing, annual fire alarm testing and inspections, extinguisher inspection, elevator inspection, repairs to leaking pipes in the garage, drain cleaning in the garage, roof inspection, heat tape repairs, garage door repairs, mechanical system maintenance and door damage repair.

Capital items included the installation of a new garage door keypad, seal coated and re-stripped the parking lot, door repairs in the common areas, installation of bike racks, painted the pool area, heat tape replacement and laundry room machine repairs.

Priorities for 2019 include repairs to the fire alarm system, video camera/security system upgrades, internal heating pipe insulation, roof repair/replacement, exterior trim painting, door and lock repairs and the interior painting of the stairwells and lobby.

Kurt Peters requested that the Board prioritize the temperature of the building.

VII. OLD BUSINESS

Kurt Peters bought up the previous minutes from last year and shared he had many questions regarding several issues. Katie Kuhn said she would answer his questions after the meeting.

Peggy Patterson stated there is a small hole in the stucco on the exterior. Katie Kuhn said she will hire a contractor to repair that area.

VIII. NEW BUSINESS

Katie Kuhn shared the guidelines for replacing entry door Saflocks that the Board is considering approving. All owners must request and receive permission from the Board to replace their Saflok door locks. Owners should select replacements that are oil rubbed bronze and give SRG the old locks for repurposing at other Oro Grande units. Replacement is not required and these guidelines are for uniformity standards.

SRG is working with the Board on creating a new password for garage door access. Katie Kuhn will send the selected code to all owners.

Katie Kuhn shared the contact information for SRG. She provided an article on short term

rentals for the Annual Owner Education. She also asked that the homeowners read the House Rules and reiterated that if there are any issues, the reporting party will be kept anonymous. She reminded the owners that only owners can bring pets and renter pets are not allowed. She also shared that owners may only have one car per unit in the garage and trailers are not allowed.

IX. HOMEOWNER FORUM

An owner suggested replacement of the rugs in the common area. Katie Kuhn will get pricing and send to the Board.

An owner shared that when they replaced their refrigerator, the water shut off valve in their unit was not operational, so the water had to be shut off for the entire building. Katie Kuhn responded that turning off the water in the entire building is the only option when an individual unit's water shut off does not work.

An owner suggested that an email be sent to the homeowners before next summer with suggestions and tips for keeping the building and the units cooler and for saving electricity/gas charges.

An owner asked about remote log-in access for his cable account to view certain channels from any location. Katie Kuhn responded this is no longer an option through the current provider.

X. ELECTION OF DIRECTORS

The term of Roger Boltz has expired. He has indicated his willingness to serve another term. Laurie "Dodie" Guntren also indicated interest in serving on the Board. She introduced herself and shared biographical information.

Secret ballots were tallied and the result was a tie. The Board and SRG decided to table this matter until they can confer with legal counsel regarding how to resolve this situation. They will email information to the owners.

XI. SET NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, November 2, 2019 at 9:00 a.m.

XII. RECESS

The meeting was recessed at 3:58 p.m. until the Board and SRG have clarity regarding the election results.

Approved By: _____ Date: _____
Board Member Signature