

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
March 23, 2013
9:00 am

Board members present were Matt Gaunt and Roger Boltz. Board members present via telephone were Glenn Watt and Lorna Kennedy.

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Peter was present via telephone.

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- I. Call to Order – 9:03 am**
- II. Owners Forum –** The meeting was advertised on the website. No owners other than board members were in attendance.
- III. Minutes -** Minutes from the September 14, 2012 Board meeting were reviewed. Lorna made a motion to approve the minutes as written. Glenn seconded and the motion carried.
- IV. Financial Review –** Board and Management reviewed year to date financials as follows: February 28, 2013 close financials report that Oro Grande has \$19,731.94 in the operating account, \$13,056.19 in the Alpine Bank Reserve account and \$32,870.04 in the Capital One Reserve account.

February 28, 2013 financials report \$48,508.49 of actual expenditures vs. \$53,948 of budgeted expenditures; we close February \$5,439.51 under budget in operating expenses.

Account Highlights

Areas of major underage/ overage:

Underage

- 6240 Common Area Gas - \$2,422 under
- 6660 Elevator - \$1,950 under
- 6730 Repairs and Maintenance Pool - \$1,015 under

Overage

- 6661 Management Labor and Grounds - \$1,682 over – Kevin explained the overage

2012 Tax Return complete-\$0 owed

- \$950 was spent for handicap elevator repair and came out of reserves. Historically, expenses for the handicap elevator have been paid out of account 662 (operating account). SRG will re-class this expense to account 662 out of the operating account. Lorna suggested placing a ramp to accommodate handicap from garage to elevator and either eliminate

elevator, or in case the elevator does not work. SRG will look into a good place to place a ramp.

V. Managers report – The following managing agents report was presented:

Completed Items

- Garage Door Service
- Additional storage sled purchased for ski locker room
- Exercise equipment repair-nautilus machine and treadmill
- Emergency Exit Sign battery replacements – approximately 10 batteries died and have been replaced; an additional 10 of them are on hand for future replacements.
- Pool ceiling vents cleaned
- Replaced lobby rugs
- Registered with Real Estate Commission (annual)
- Boilers – quarterly maintenance-control module replaced and cleaned boiler burners
- Cranks placed on hallway windows

Capital Items

- Gutter heat tape install – replaced all heat tape
- Repairs to handicap elevator-replaced “interlock on the vertical platform”
- Replaced fourth floor laundry floor – both laundry room floors have been replaced.

Report Items

- HDTV Pricing-board discussed the pricing options as follows:
 - HD Only boxes are \$10 per box/per month on an individual basis and \$5 per box/per month on a bulk basis
 - DVR boxes are \$16.95 per box/per month on individual basis and \$8.50 on bulk
 - Board is not in support in adding HD on bulk addition at this time
- HB1237 - SRG explained the new HB1237 as follows:

Deemed the "records bill", House Bill 1237 is new legislature which speaks to association record keeping. HB 1237 went into effect Jan 1, 2013. For the most part, HB 1237 requirements are currently being fulfilled as we post to on the website and make available for all owners:

 - Association Governing Documents (Dec's, Bylaws, Amendments, policies, house rules, etc)
 - Meeting Minutes
 - Financials
 - Owner / board list
 - Written owner communication

Actions taken via email

A new item that must be tracked and made part of Association record is "board/ association actions taken outside of Board meetings". A new process that we have put in place will track Board actions taken outside of meetings. A spreadsheet has been set up; each time a board action is discussed via email, the action will be added to the spreadsheet along with record of Board member votes. Email discussions leading up to the vote will be placed in a file. These will now be part of association record.

Owner info

Additionally, the bill states that individual owner info to include phone numbers and email addresses may not be published. Board member lists must include mailing address and email addresses.

Records Inspection Policy

HB 1237 requires the removal of the requirement to provide "proper purpose" when requesting association info. SRG presented a revised Records Inspection policy which removes this requirement; Roger made a motion to approve the revised Records Inspection Policy. Lorna seconded and with all in favor, the motion carried.

- Insurance Renewal – board discussed insurance company options. SRG received several bids for insurance and Farmers came in lowest. Premiums with Farmers actually decreased. Board was in favor of renewing with Farmers including the umbrella policy.
- Unit 216 garage door too loud – the owner of 216 asked SRG to look into ideas to decrease the noise in his unit when the garage door is in motion. Garage door companies report that nothing can be done to garage door. Contractors report large expense with insulating the ceiling. The noise has not increased, but has been this way since unit was purchased. SRG will send a letter to the owner of unit 216 reporting that options are limited at this time (without complete replacement) and that this item will remain under investigation and when the time comes for full garage door replacement, reducing noise and vibration will be addressed.
- Quieter boiler pumps (2nd floor mechanical room) – vibration from the boiler pumps in the 2nd floor mechanical room affects unit 203. A proposal has been received to replace the existing pumps with quieter "smart pumps" at \$4k each. Board suggested putting it on the front burner and when one goes bad, the new smart pump will be installed. SRG will see if the pumps can be tightened down to reduce vibration.
- Garage Lights – currently, the garage has sodium light bulbs in the garage. Every other light is kept off to save energy, but there are dark areas in the garage. SRG received bids to replace sodium fixtures with LED fixtures. There are 35 lights, and to replace with 40 watt LED fixtures, would cost is \$13,370 after \$2,300 rebate. Payback (savings) will take 3 and ½ years. Board will table this for now.

VI. Ratify Motions Via Email

No actions via email since last board meeting.

VII. Old Business

VIII. New Business

- 2013 Projects - 2013 Capital Projects were reviewed to include:
 - Capital
 - Carpet-board discussed prices from three different carpet installers. Best bid was from Summit Interiors at \$17,885 including install. Additional rooms (exercise, ski locker and owner lounge) would be \$2,400. Carpet is 26 oz. nylon loop glued to the floor. Board will meet on site to pick out carpet. Lorna made a motion to go with Summit Interior on the 26 ounce nylon loop. Glenn seconded and

the motion carried. Lorna and Glenn will meet on site to pick colors. Matt and Roger are impartial. SRG will set up meeting and let board know. Will let owners know in case they want to put carpet in their unit while Summit Interiors is on site. SRG will send mailer to owners to inform them. Board elected not to re-carpet additional rooms.

- Garage door - \$2,000 budget allocation (only if necessary)
- General painting - \$1,200 budget allocation (only if necessary)
- Pool Surface – the pool surface is in need of recoating. Application of “Ultra Poly One Coat” is \$4,881. It was noted that repairs to the pool need to be done before the pool coating is applied. The board expressed interest in coating the hot tub as well. Roger moved to put the Ultra Poly One Coat to pool and hot tub. Matt seconded and the motion carried. Work will be done in May, when complex is not so busy.
- Paint pool area walls - \$2,200 budget allocation. Roger suggested the to improve the fixed panel door before the walls are addressed. Glenn suggested the bottom three or four feet be painted, maybe a different color. SRG will arrange to have paint touched up where needed. SRG will get bid to replace the fixed panel door.
- Pool area ventilation system - \$1,500 budget allocation (only if necessary)
- Garage CO detector – one CO detector failed. \$1,000 estimate to replace. Will be complete in the next couple of weeks.
- Will do spring walk around to see if other items will be necessary.
- Non-Capital
 - Exterior window wash is scheduled for the end of June
 - Landscaping / Tree spraying

VIII. Next Meeting Date

The next meeting will be held in June. Kevin will poll the board members in mid-May to set June meeting.

IX. Adjournment

The meeting adjourned at 9:57 am with a motion and a second.

Board Member Approval

Date