

ORO GRANDE LODGE ASSOCIATION  
Board of Directors Meeting  
May 17, 2018

Board members Roger Boltz and Matt Gaunt were present in person. Lorna Kennedy and Fred Sherman was present via teleconference.

Representing Summit Resort Group were Kevin Lovett and Katie Kuhn.

- I. CALL TO ORDER** – The meeting was called to order at 9:02 am.
- II. OWNER/VENDOR FORUM** – There were no owners other than Board Members present. Notice of the meeting was posted on the website.
- III. MINUTES** – Matt made a motion to approve the minutes from the January 4, 2018 Board meeting. Lorna seconded and the motion carried.
- IV. FINANCIAL REVIEW** – Board and Management reviewed year to date financials as follows:  
March 31, 2018 close financials report that Oro Grande has \$6,618 in the operating account, \$15,353 in the Alpine Bank reserve account.

March 31, 2018 financials report \$77,351.32 of actual expenditures vs \$77,317 of budgeted expenditures; which results in a \$34 overage year to date.

Account Highlights

Areas of major underage/ overage:

Underage

Supplies and Contractor Support - \$2,391

Reserve Transfer - \$3,183

Overage

Gas - \$3,682

Elevator - \$3,194

Mechanical R&M - \$1,053

We are one month behind on reserve transfers due to low operating account balance, but will make it up as soon as funds allow.

A/R is good, all dues are current (negatives are prepaid).

- V. MANAGER'S REPORT** – The following managing agents report was presented:  
Completed items:

- Annual fire alarm testing and inspection
- Annual fire extinguisher inspection
- Preventative maintenance and 5-year inspection for lift
- Roof repair and drywall repair from roof leak
- Saflok repairs

- High pressure clean of garage drains
- Security system repairs
- Door repairs
- New bike permits issued
- New garage key pad installed
- Electric heater installed in ski locker room
- Bike racks installed in locker room
- Camera installed in locker room
- Heat tape replacement
- Door repairs
- 2<sup>nd</sup> floor hallway leak repaired

## **VI. RATIFY ACTIONS VIA EMAIL**

Matt made a motion to approve the following action via email:

- 3-20-18 Insurance Renewal (Approved)

Roger seconded and the motion carried.

## **VII. OLD BUSINESS**

- Heating System Follow Up
  - Two of the four boilers turned off, but had issues with not enough hot water. Both domestic hot water boilers are on, but one of the heating boilers is off.
  - Hallway and common area heat turned down to 55 degrees
  - Mechanical room and entryway heaters turned off
  - Tested opening mechanical room doors per Breck Mech's suggestion, no noticeable change.
  - SRG will get rough pricing to insulate the pipes in the hallways and repair the ceiling drywall.
- A roof funding survey to be sent to the homeowners was reviewed. The Board suggested a few changes. SRG will edit the letter and send back to the Board for final approval.

## **VIII. NEW BUSINESS**

- 2018 projects were reviewed and discussed as follows:
  - Painting – Exterior trim, \$11,000 budgeted. Bids ranged from \$17,820 - \$24,690. SRG has not worked with the lowest bidder yet, so the Board would like to hold off and see if they can use another local HOA as a reference on their quality of work. SRG will work to get additional bids in the meantime.
  - Asphalt seal coat and striping was approved with Jet Black, for \$4,500.
  - Surveillance system - \$500 allotted for repairs as needed
  - Laundry room machines - \$1,000 allotted for repairs as needed. Matt noted that the 2<sup>nd</sup> floor left washer is loud when on spin cycle. SRG will have it looked at.
  - Heating - \$2,500 allotted for repairs as needed
  - Pool area painting was approved for \$3,370 to include the ceiling.
  - Pool ventilation - \$500 allotted for repairs as needed
- Glenn Watt suggested researching putting the hallway lights on motion sensor timers. After researching the costs associated with running the lights 24/7 against adding motion sensors, it was determined it would be cost prohibited to change.
- SRG will change the garage code and notify owners.

**IX. NEXT MEETING DATE**

The next Board Meeting will be August 9<sup>th</sup>, at 9am.

**IX. ADJOURNMENT**

The meeting was adjourned at 9:47 am.

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Board Member Approval

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Date