

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
June 28, 2014
9:00 am

Board members Lorna Kennedy, Matt Gaunt and Roger Boltz were present in person.

Representing Summit Resort Group were Kevin Lovett and Kevin Curry.

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I. Call to Order – 9:00 am. The meeting was preceded by a walk around of the complex.

II. Owners Forum – The meeting was advertised on the website. No owners other than board members were in attendance.

III. Minutes – The minutes from the March 15, 2014 Board meeting were approved as written.

IV. Financial Review – Board and Management reviewed year to date financials as follows: May 31, 2014 close financials report that Oro Grande has \$5,609 in the operating account, \$10,539 in the Alpine Bank Reserve account and \$32,993 in the Capital One Reserve account.

May 31, 2014 financials report \$123,392 of actual expenditures vs \$120,928 of budgeted expenditures; we close May \$2463 over budget in operating expenses.

Expense Account Highlights were reviewed to include the following areas of major underage/ overage:

Underage

6270 Contingency \$1468 under

6420 Sewer \$1160 under

6660 Elevator \$2613 under

6730 R & M Pool \$1838 under

Overage

6210 Cable Tv \$1921 over

6240 Gas \$1566 over

6661 Mgmt labor \$2440 over

6662 Supplies and contractors \$4320 over

Safloks, \$2653

LED lights \$1468

Garage door \$1000

Cabinet \$461

Water softener pump replace “head” \$484

Pool ceiling “old light hole” repairs, baseboard trim stain, \$945

6840 Insurance claim deductible \$4864

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

- LED light conversion; all common area lights are LED bulbs
- Landscaping start up/ Tree and weed spraying complete
- Pool furniture replacement complete
- Parking lot asphalt seal coat complete

Pending Items

- Exterior window wash is scheduled for July 9th

VI. Ratify Motions Via Email

The following motions via email were ratified:

- 4-9-14 No flat screen TV will be installed in the exercise room at this time
- 5-12-14 Maintain that renters cannot have pets
- 5-15-14 Asphalt project approval

VII. Old Business

There were No Old Business items to discuss

VIII. New Business

The following new business items were discussed:

- Exterior Stucco repairs- there were a number of areas on the outside of the building were stucco repairs are necessary. SRG will arrange to the have repairs completed.
- Deck railing staining – SRG will arrange to have all of the individual deck railings stained.
- Parking garage striping – SRG will arrange to have the parking garage lines re-stripped; this project will occur later this summer/ early Fall.
- Lobby light timers – SRG will investigate having the lobby lights put on a timer.
- Concrete repairs at entry/ exit curbs – SRG will investigate having the entry/ exit concrete curbs repaired
- Landscape edging at entry – SRG will have the landscape edging at the entry removed
- Sewer lines – the Board discussed the sewer backup that occurred into unit 215. SRG will investigate an alarm / notification system that could be installed on the sewer lines that would provide notice when a backup is detected. SRG will also investigate “back up prevention” valves. Owners are reminded to not put large items in their garbage disposals.

VIII. Next Meeting Date

The next meeting date will be determined via email.

IX. Adjournment

The meeting was adjourned at 9:50 am.

Board Member Approval

Date