

**ORO GRANDE LODGE
BOARD MEETING NOTES
September 27, 2008**

Meeting Called to Order

The Board for the Oro Grande Lodge homeowners association met on September 27, 2008. The meeting was called to order at 10:00 a.m. The following board members were present: Matt Walsh, Travis Leo (via telephone), Lane McKnight and Craig Boroughs. Kevin Lovett, Peter Schutz, and John Crowell were present as representatives for the property management company, Summit Resort Group.

Owner's Forum

Notice of the meeting was posted on the website as well as in the lobby. No Owner's other than Board members were present.

Financials

The year to date financials were reviewed.

August 31, 2008 close financials report that Oro Grande has \$7,637.34 in Operating, \$6,687.49 in the Alpine reserve acct and \$89,308.48 in the Capital One reserve acct.

SRG was instructed to determine if the Capital One Account is FDIC insured and if not, move it. SRG will also work with Steve Balthazor to move the account billing address to Summit Resort Group.

August 31, 2008 close P & L reports that Oro Grande is \$21,867 over budget in operating expenses YTD.

Budget 2009

The 2009 budget plan was discussed. Each line item was reviewed. It was concluded that an 8% increase to unit dues was necessary. SRG will mail out the proposed budget to the Owners along with the Annual Owner Meeting notification packet on October 15, 2008.

SRG will email the monthly financials to the Oro Grande Board.

Managing Agents Report

Kevin Lovett presented the following Managing Agents report:

Completed items – the following items have been completed:

Pool area lighting enhancements – SRG was directed to remove the middle row of lighting to help save on electrical expenses

Berm install – the berm to prevent water seepage into the parking garage was completed

Stucco repairs, painting to the backside of the building – SRG reported that a painting “cleanup” was necessary and will be completed as the paint was somewhat sloppily applied

Comcast Cable contract renew, 7 year deal

Liquid Draino drain cleaning, SRG will complete this again in October

New tree planting complete

Sprinkler system winterization complete

New Property Management contract in place

Pending Items

Owner locker install - the lockers have been set in place, the install should be complete within the next 2 weeks. Each Owner at Oro Grande will receive a locker; SRG will assign lockers to the 25 units currently without lockers and mail each of them a key.

Building Rekey – the building will be rekeyed on October 29, 2008. Eight new keys will be mailed out to each Owner on October 10th.

Report / Discussion Items

Houskeeping plan – the Housekeeping contract with Perfect Services expires on September 30, 2008. At this time, the contract with Perfect Services will not be renewed. SRG will work with the Board to see that the building is kept clean.

Keystone Transportation – Keystone reports that they do not expect to provide service 2008-09

Snow removal plans 2008-09- plan to use Greg Weible, same contractor as last year

Lobby painting

Bids received to paint the lobby (walls, ceilings)

Proff Paint - \$1700

Certa Pro – \$2500

Peak Paint - \$2000

Upon discussion, SRG was instructed to only paint the wall on the right as you enter the building through the main entrance, from end to end.

Heating Boiler shut down – SRG was instructed to turn off the heating boilers after Memorail Day each year and turn back on October 15th of each year; this will help with fuel savings.

Complex fire systems annual inspection – scheduled for October 9th and 10th

Annual Meeting

The annual homeowners' meeting is scheduled for November 15th at 1:00 pm. Craig will prepare a presentation similar to the presentation in 2007. SRG will send out the annual meeting notification on October 15th, 2008.

New Business Items

Pets - All Owners will be reminded, via a mailer to be included with the Annual Meeting notice, that renters are not permitted to have pets.

Carpet Clean - SRG was instructed to do a carpet clean in November; SRG will ask if individual Owners can receive a discount on in unit cleans if done at the same time as the common area clean.

Tree Planting – SRG was instructed to purchase six 10 gallon spruce trees from Home Depot to be planted between the building and HWY 6. SRG will retrieve the trees from Home Depot, call for locates and discuss planting options with the Board.

Surveillance equipment in use signage – SRG was instructed to purchase “surveillance equipment in use” signage and place strategically throughout the building.

Adjournment

The meeting adjourned at 12:00 noon.