

**ORO GRANDE LODGE ASSOCIATION**  
**Board of Directors Meeting**  
**September 28, 2013**  
**9:00 am**

Board member Matt Gaunt was present in person; Lorna Kennedy and Roger Boltz attended via telephone. .

Representing Summit Resort Group was Kevin Lovett.

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- I. Call to Order – 9:00 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 June 22, 2013 Board meeting were reviewed. Lorna made a motion to approve the minutes as written. Matt seconded and the motion carried.
- IV. Financial Review –** Board and Management reviewed year to date financials as follows:  
August 31, 2013 close financials report that Oro Grande has \$12,788.31 in the operating account, \$5,179.36 in the Alpine Bank Reserve account and \$32,919.79 in the Capital One Reserve account.

August 31, 2013 financials report \$180,845.36 of actual expenditures vs \$185,602 of budgeted expenditures; we close August \$4756.64 under budget in operating expenses.

Areas of major variance were reviewed to include:

Areas of Underage -

- 6240 Common area gas 4393
- 6270 Contingency \$2344
- 6240 Sewer \$1741
- 6660 Elevator \$1858
- 6730 R & M pool \$1313
- 6730 Service agreement pool area \$1831

Areas of Overage -

- 6230 Common Electric \$2423
- 6661 Mgmt labor \$1726
- 6662 Supplies and contractors \$4467
  - Elevator repair, \$950 replace interlock 2-1-13
  - New sled box \$222 2-1-13
  - Saflok \$1701
  - Emergency light batteries \$724 3-8-13
  - Hot water heater plumbing repair \$595 5-1-13
  - Exercise equipment repair \$1020 6-1-13
  - Tree spraying \$705 6-26-13
  - Drain in garage clog \$3677-8-13
  - Replace backflow preventer \$450 7-9-13

Paint exterior trim boards, entry ceiling, replace parking block, fix  
stucco \$1119 7-30-13  
Door repairs (various doors) \$298

All reserve contributions have been made year to date.

Budget 2014- Board and Management reviewed the proposed 2014 budget as follows:

Revenues – no change proposed

Expenses – expense changes from 2013 to 2014 include:

6210 TV - increase \$771 annual, actuals plus allowance for 3% inc in April  
6211 Internet Service – increase \$426 annual based on actuals  
6230 Electric – increase \$2608 annual, based on actuals  
6240 Gas – decrease \$4033 annual, based on actuals  
6400 Trash – increase \$210 annual  
6660 Elevator – increase, \$180 annual  
6662 Supplies and contractors – increase \$124 annual  
6830 Insurance – decrease, \$287 annual based on actuals plus allowance for 8%  
increase in April

Upon review, Matt moved to present the proposed budget to the owners at the 2013  
annual owner meeting; Lorna seconds and the motion passed.

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

**Completed Items**

Stucco repair, outside front door entry, pulled on flower basket  
Door adjustments, multiple, around bldg.  
Rubber parking block replaced  
Stairwell clean; SRG will work to complete a power washing of the main  
“middle” stairwell  
Roof repairs  
Pool wall paint  
Touch up painting, pool walls  
Irrigation blow out

**Report Items**

Backflow switch on domestic water failed and was replaced  
Concrete dumpster pad, raise height of interior to be completed  
Parking lot crack fill to be completed  
The annual rekey is pending; scheduled for October 31 with mailer going out  
beginning of October  
The pool and hot tub surface paint is peeling; Kaupus water has stated that they  
will warranty. Repairs are being scheduled.

**VI. Ratify Motions Via Email**

No actions via email since last board meeting.

**VII. Old Business**

No Old Business

**VIII. New Business**

2013 Annual Owner Meeting- The date of 2013 annual owner meeting is November 9, 2013. The official notice was reviewed and will be sent on October 9, 2013. SRG will check with Glenn to see if he will run for another term

Pool chairs – the outside pool area chairs are in need of replacement. The Board agreed to have the indoor recliner chairs moved outside and place new recliner chairs inside this coming Spring 2014.

**VIII. Next Meeting Date**

The next meeting will be held after the annual meeting as needed.

**IX. Adjournment**

Matt made a motion to adjourn at 9:26 am. Lorna seconded and the motion carried.

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Board Member Approval

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Date