

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
October 3, 2016
5:30 PM

Board members Lorna Kennedy, Roger Boltz, and Frederick Sherman attended by phone.

Representing Summit Resort Group were Kevin Lovett and Katie Kuhn.

- I. Call to Order** – The meeting was called to order at 5:32 pm.
- II. Owners Forum** –No owners other than board members were in attendance.
- III. Minutes** – Lorna made a motion to approve the minutes from the September April 16, 2016 Board meeting. Fred seconded and the motion carried.
- IV. Financial Review** – Board and Management reviewed year to date financials as follows:
August 31, 2016 close financials report that Oro Grande has \$27,129 in the operating account, \$35,315 in the Alpine Bank Reserve account and \$33,217 in the Capital One Reserve account.

August 31, 2016 financials report \$171,701 of actual expenditures vs \$189,296 of budgeted expenditures; we close August \$17,594 under budget in operating expenses.

Account Highlights

Areas of major underage/ overage:

Underage

6211 Internet: \$1,488

6230 Eelectric: \$1,076

6240 Gas: \$3,599

6270 Contingency: \$2,666

6660 Elevator \$1,916

6661 Mgmt Labor – Maint/Repair/Grounds: \$3,321

6662 Supplies and Contractor Support: \$1,186

6730 Repairs and Maint (Pool): \$1,227

All monthly reserve contributions have been made year to date.

2017 Budget:

The Board reviewed the following three options:

- Option 1 – No dues increase, \$4080 increase to reserves
- Option 2 – 3% dues increase, \$12,084 increase to reserves
- Option 3 –Special assessment equal to one month's worth of dues (\$22,907), \$26,987 increase to reserves. Homeowners would technically make 13 dues payments per year as opposed to 12. The 13th payment would be credited to the reserve account.

After discussion and review, the Board was in favor of option 1. The operating budget is great this year, option 1 still affords an increase to the Reserve account without increasing dues. The Board felt that with the recent special assessment, it wouldn't have

been wise to do a dues increase this year too. Fred mentioned that he'd like to have a special meeting to walk the project to determine the short range needs, and then plan accordingly. Fred moved to approve the 2017 as presented without a dues increase. Lorna seconded and the motion carried.

V. Manager's Report – The following managing agents report was presented:

Completed Items

- Covers for fire extinguishers replaced
- Elevator inspection and service
- Hot water heater flushed
- Heat pump replaced in boiler room
- Tree and weed spraying
- Carpet cleaning
- Coin op laundry repair
- Saflok handles replaced
- Hot tub zone valve replaced
- Pump for soda ash system

VI. Ratify Board Actions Via Email

Fred made a motion to approve the following actions via email:

- 05/02/16 Mechanical Room Repairs and Special Assessment (Approved)
- 06/28/16 Elevator Contract Renewal (Approved)
- 08/08/16 Continuous Hot Water Proposal (Approved)

Lorna seconded and the motion carried.

VII. Old Business

- Mechanical Room Repairs – Breckenridge Mechanical has substantially finished the work on the mechanical rooms. The only thing left outstanding is to insulate the new pipes and complete the snow melt flush, which is already in progress. The leaks noticed after the start of the project were caused by individual units and are being handled by the respective owners.

VIII. New Business

- Pool Boiler – The heat exchanger on the pool boiler has broken, and after having several companies come take a look, they all recommended that it would be more cost effective to replace the boiler. The Board reviewed a proposal by George's Complete Pool and Spa in the amount of \$4400. Fred moved to accept the proposal, Lorna seconded and the motion carried.
- Annual Meeting – The annual meeting notice was included in the packet. The board agreed that it looked good and to send to owners with the new approved budget.

VIII. Next Meeting Date

The annual meeting is on November 5th at 2pm. The Board will also schedule a meeting to focus on the Reserve plan at a later date.

IX. Adjournment

The meeting was adjourned at 6:06 pm.

Board Member Approval

Date