

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
February 1, 2017

Board members Lorna Kennedy, Meryl Littman, Roger Boltz, and Frederick Sherman attended by phone. Matt Gaunt was present in person.

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. Owners Forum** –No owners other than board members were in attendance.
- III. Minutes** – Lorna made a motion to approve the minutes from the October 3, 2016 Board meeting. Matt seconded and the motion carried.
- IV. Financial Review** – Board and Management reviewed year to date financials as follows:
December 31, 2016 Close
December 31, 2016 close financials report that Oro Grande has \$16,853 in the operating account, \$6,866 in the Alpine Bank Reserve account and \$33,250 in the Capital One Reserve account.

December 31, 2016 financials report \$261,790 of actual expenditures vs \$269,892 of budgeted expenditures; we close the year \$8,101 under budget in operating expenses.

Account Highlights

Areas of major underage/ overage:

Underage

6211 Internet: \$1,990

6230 Electric: \$1,395

6240 Gas: \$5,038

6270 Contingency: \$4,000

6730 Repairs and Maint (Pool): \$1,269

Overage

6662 Supplies and Contractor Support: \$2,025

All monthly reserve contributions were made in 2016 and all dues are current.

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

Completed Items

- Cleaned 4th floor smoke detector
- Annual fire sprinkler and backflow inspection
- Elevator inspection
- Replace Saflok handles for doors
- Cover installed on Owner's Lounge thermostat
- Repaired damaged doors in lobby and garage
- Water remediation from frozen pipe leak
- Drywall repairs from frozen pipe leak

- Parking lot light repairs
- New heat tape installed
- New zone valves installed auto-fills on pool and hot tub
- Hot tub light fixture replaced
- Pool cleaning – scrubbed and vacuumed
- Pool boiler replaced
- Pool ventilation system repairs
- Snowmelt system flushed
- Replaced pumps for mechanical system
- Cleaned kitchen sink stack

Pending Items

- Pinhole leak in 2nd floor hallway still needs repaired. Breckenridge Mechanical is fixing it.

VI. Ratify Board Actions Via Email

There were no email decisions made after October 3rd that needed to be ratified.

VII. Old Business

- The Board and SRG did a thorough overview of the mechanical systems based on walk throughs and Breckenridge Mechanical engineering reports. The five major mechanical systems were reviewed as follows:
 - Snowmelt system for exterior walkways
 - Completed Work:
 - New Boiler Control
 - System Flush and add glycol
 - New flow switch
 - No further repairs needed, all is in good working order.
 - Pool Dehumidification system for hot tub and pool room.
 - Completed Work:
 - Installed new heating coil
 - Cleaned and serviced 2 blower fans
 - Installed air filters
 - No further repairs needed, all is in good working order.
 - Domestic Hot Water, system includes two boilers and four storage tanks that provide hot water to the faucets.
 - Completed Work:
 - 4 new storage tanks installed
 - Plumbing lines replaced on 2nd and 3rd floor mechanical rooms
 - New recirculation pump on 2nd floor – Breck Mech installed at no charge (\$2,000 value)
 - No Repairs Needed at this time.
 - In unit heat – Two boilers provide hot water for the baseboard heaters in the units.
 - Completed Work:

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- System flushed three times, 2 of which were completed free of charge (\$4,000 value). The system needed to be flushed due to sediment build up in the pipes over time.
 - Replaced 2 pumps that wore out due to sediment build up in the pipes.
 - System is working properly at this time!
- Additional options for heating system fluid were discussed. The goal is to keep the pipes clear of the sediment that was found in the system when it was flushed.
 - Option 1: No change
 - Option 2: add inhibitor for about \$2,000 to keep pipes clear
 - Option 3: Add glycol - approximately \$5,000 of glycol was approved by the board. Glycol will act as an inhibitor and keep the pipes clear now that it's been flushed, and will provide freeze protection.
 - Option 4: install an air/dirt separator to filter any sediment in the pipes for about \$6,500.
 - Option 5: convert to a closed system for about \$15,000. The water intake lines would be capped off and a glycol feeder would be installed to keep the system totally contained.
- Corridor Heat and Common Areas
 - Rooftop Reznor Furnaces (2 units) provide heat to the hallways and common areas.
 - Functioning, but control improvements are recommended
 - Replace existing controls (Breck Mech believes that they were not wired to allow for variable temperatures for hallway heat. West end rooftop furnace is programmed on high, east end is programmed on low. Replacing the controls would allow for more comfortable hallway heat.)
 - Improve controls for roof top furnaces - \$7,500-8,000 – the board decided to get a proposal for improving one control. Only one end of the hallway tends to get too hot, hopefully fixing the control will solve this problem.
 - Magic Aire (5 units) – provide supplemental heat to areas. They have a heating coil and a fan to blow heated air to the room. These are controlled by a thermostat.
 1. 4th floor owner's lounge, provides supplemental heat to owner's lounge (source of 1st leak due to freeze stat failure, not currently back in service). Options for repair:
 - a. Replace heat exchanger and repair freeze stat
 - b. Leave out of service – the board decided to leave the Magic Aire out of service and monitor. If possible, Breck Mech will install the heating coil but leave the system “offline”.
 - c. Install electric baseboard heater

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2. 2nd floor exercise room, provides supplemental heat to exercise room (also affected in 1st leak due to freeze stat failure, not currently back in service) Options for repair:
 - a. Replace heat exchanger and repair freeze stat
 - b. Leave out of service – the board decided to leave the Magic Aire out of service and monitor. If possible, Breck Mech will install the heating coil but leave the system “offline”.
 - c. Install electric baseboard heater
 3. 1st floor ski locker room provides heat to ski locker room (source of 2st leak due to freeze stat failure, not currently back in service) Options for repair:
 - a. Replace heat exchanger and repair freeze stat
 - b. Leave out of service and install electric baseboard heater – the board chose this option. SRG will look into a ceiling mounted unit.
 4. Lobby unit currently functioning with thermostat programmed to run continuously in winter.
 5. Pool area dehumidification, not subject to freezing and is working properly.
 - A preventative maintenance agreement from Breckenridge Mechanical was approved for \$1,303 per quarter.
- The leak status from the frozen pipes was reviewed. All repairs are complete.

VIII. New Business

- 2017 Projects were discussed
 - Stucco- \$2,000
 - Roof Heaters - \$4,000
 - Heat Tape - \$8518
 - Concrete (Sidewalks and Curbs) - \$1,000
 - Asphalt Crack Seal and Striping - \$1,500
 - Floor in ski locker room - \$300
 - Heat Pump 2nd Floor - \$2125
 - System Flush - \$3,607
 - Heat Pump 3rd Floor - \$5,819
 - Glycol - \$5,000
 - Fire Systems Glycol - \$4,000
 - Hot Tub Resurfacing - \$5,260
 - Pool Resurfacing - \$10,000 – Hot tub and pool resurfacing will take place in April

VIII. Next Meeting Date

SRG will contact the board in May to set a June meeting date.

IX. Adjournment

The meeting was adjourned at 10:18 am.

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Board Member Approval

Date