

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 5, 2016**

I. CALL THE MEETING TO ORDER

Katie Kuhn called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 2:04 p.m. on Saturday, November 5, 2016 in the Oro Grande Lodge lobby.

Board Members Present were

Lorna Kennedy (#305)
Roger Boltz (#414 & #416)
Matthew Gaunt (#203)
Glenn Watt (#401)

Owners Present were

Arthur and Meryl Littman (#200)
Lawrence Slade (#204)
Craig Boroughs (#209)
Stephanie and Lualhati Anglo (#214)
Roumen Tzinov (#309)
Craig Walsh (#312)
Peggy and Frank Gariepy (#402)
Paul and Sam Soto (#412)
Carol Boltz (#414, 416)

Owners Represented by Proxy were

Alvin and Jarris Sanborn (#205)
Brian and JoAnne Eckenrode (210)
John Mullin (#216)
Steve and Tracy Balthazor (#300)
Richard and Laurie Guntren (#307)
Bruce and Patricia Kelso (#313)
Bert and Jennifer Bair (#315)
Curt and Christine Hauer (#403)
Peter and Ginny Devries (#406)
Matt and Megan Kelly (#409)
Tim and Katherine Benke #410)
Patrick and Nanette Regan (#411)

Representing Summit Resort Group were Kevin Lovett, & Katie Kuhn.

II. ROLL CALL / PROOF OF NOTICE

With 13 units represented in person and 12 by proxy, a quorum was reached.

III. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Lorna Kennedy made a motion to approve the minutes from the Annual Meeting held on November 7, 2015 as presented. Matt Gaunt seconded and the motion carried.

IV. PRESENTATION BY BOARD AND MANAGEMENT

Katie Kuhn presented the following:

Completed Operating Items- In addition to the routine maintenance and upkeep of the building, the following operating items were completed:

- Annual garage door service
- Leak in mechanical room repaired
- Front garage man door painted
- Fire alarm test and inspection
- Insurance policy renewed
- 2015 tax return
- New dumpster door jam
- Fire extinguishers upgraded
- Replaced all emergency light batteries
- Replaced all Saflok key pad batteries
- Covers for fire extinguishers replaced
- Elevator inspection and service
- Heat pump replaced in boiler room
- Tree and weed spraying
- Carpet cleaning in common area
- Coin-op laundry repair
- Common area door repairs
- Various defective Saflok handles replaced
- Hot tub zone valve replaced
- Window cleaning
- Building Re-key

Completed Capital Items- Capital items completed this past year were reviewed to include:

- New domestic hot water tanks
- Snow melt system flush
- New piping for domestic hot water
- Pool area dehumidification system repaired
- Drinking fountain replaced
- New soda ash system pump
- Pool boiler replaced

Future Priorities- Major future projects to be addressed were discussed to include:

- Hot tub resurfacing
- Pool area painting
- Roof and heat tape repairs

Reminders – the following reminders were discussed:

- House Rules – review house rules with your family, tenants and guests – please provide copies to your rental management companies.
- Pets – Only Owners are permitted to have pets. Tenants and Renters may not have pets. Please pick up after your pet. Pets are prohibited in the pool.
- Parking – The Owners present discussed parking. Only one car per unit may be parked in the garage at any one time. Owners are asked to cooperate. If an owner notices multiple cars from one unit in the garage, they will contact SRG. SRG will send all rental companies a reminder that only one vehicle is permitted in the garage per unit. This information will also be noted in Post Annual Meeting letter. It was noted that trailers may not be parked at Oro Grande.
- Owners were reminded to place trash in the dumpster, not on it or next to it and to not leave trash in the hallways.
- It was also requested that quiet hours be respected.

V. FINANCIAL REVIEW

Katie Kuhn reported the following:

September 30, 2016 close financials report that Oro Grande has \$31,448 in the operating account, \$29,439 in the Alpine Bank Reserve account and \$33,225 in the Capital One Reserve account.

September 30, 2016 financials report \$188,111 of actual expenditures vs \$205,358 of budgeted expenditures, a year to date underage of \$17,246 (8.4%).

Expense variance report;

Areas of significant expense variance include:

- 6211 Monthly Internet Service - \$1,613 Under Budget
- 6230 Common Area Electric - \$1,006 Under Budget
- 6240 Common Area Gas - \$4,436 Under Budget
- 6270 Contingency - \$3,000 Under Budget
- 6660 Elevator - \$1,916 Under Budget
- 6662 Supplies & Contractors Support - \$2,031 Under Budget
- 6730 – Repairs & Maint (Pool Area) - \$1,362 Under Budget

A/R all owners current!

All planned contributions to the reserve account have been made this year.

2017 Operating Budget - No dues increase, \$4080 increase to reserves

The 2017 proposed budget was presented. Overall, there was no change to monthly dues proposed and the annual contribution to the reserve account was projected to increase by \$4,080. Individual line items of the 2017 proposed budget were reviewed. Upon review,

Arthur Littman made a motion to approve the 2017 budget as presented. Matt Gaunt seconded and with all in favor, the motion carried.

SRG presented the capital reserve plan to the owners. The Board uses this plan as a tool and it is a continuous work in progress. It is used to monitor future planned expenses. Future projects were discussed and Owners were encouraged to let the Board or SRG know if they notice any items that are in need of attention.

VI. OWNER FORUM

- Pool and hot tub surfaces – The pool and hot tub surfaces are on the capital plan schedule to be addressed in 2017. Kevin explained that the Ultra Poly 1 coat that was applied a couple years ago has not held up well. The warranty was on the material itself, which was the least expensive aspect of the application. The hot tub is in the most need for a resurface, but there would be a benefit to doing the pool and hot tub at the same time. SRG will get quotes and present them to the board.
- A homeowner asked about the policy for changing their unit door locks. They were instructed to ask the Board for permission prior to replacing the lock.
- Smoking in the Building - Owners stated that smoking odors have been noticed inside of the building, coming from inside of units. Owners are asked to remind their renters that smoking is not permitted in the common areas. Owners are encouraged to contact SRG when this happens so the proper action can be taken.
- Renters were discussed.
 - a. Some homeowners noticed that renters were bringing their dogs into the building, which is not permitted per the Rules and Regulations. SRG encouraged homeowners to report violations so that they can follow up.
 - b. Housekeepers and renters occasionally leave their garbage bags in the hallways as opposed to taking them to the dumpsters. SRG will include a reminder to homeowners that all trash must be disposed of properly.
- Craig Boroughs brought up security at Oro Grande, stating that if homeowners see something out of line, to report it to SRG or the Sheriff's Office. The surveillance system has been beneficial, however, there have still been acts of mild vandalism. Craig asked that everyone keep the doors closed, so that only owners and guests can enter the building.
- Dead tree - There is a dead tree on the front of the property (nearer to Autumn Brook) that should be removed.
- Seasonal Reminder - A mailer will be sent to owners and all rental management companies with House Rules. Included will be that any "Nuisance" (that which may cause an inconvenience for others) is restricted. This includes but is not limited to; loud or excessive noise, odors from smoking, not respecting quiet hours, etc...
- Stephanie Anglo mentioned that her unit had a leak in early July, and the stains on her ceiling haven't been repaired yet. SRG assured her that they would handle it immediately, and reminded homeowners to call Katie or Kevin if they experience any issues.

- The luggage carts can be hard to maneuver. SRG will look into replacing the wheels and adding new carts, and let the Board know costs.

VII. ELECTION OF BOARD MEMBERS

The terms for Board members Fred Sherman and Glenn Watt are up for renewal. Fred is willing to serve another term, but Glenn has decided to step down. Meryl Littman volunteered to serve. Matt Gaunt made a motion to elect Fred and Meryl to the board for three year terms. Stephany seconded and with all in favor, the motion carried.

VIII. NEXT MEETING DATE

The next Annual Meeting was scheduled for Saturday, November 4, 2017 at 2:00 pm.

IX. ADJOURNMENT

With no further business, at 3:00 the meeting was adjourned.

Board signature: _____

Date: _____