

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION  
ANNUAL MEETING MINUTES  
NOVEMBER 13, 2010**

**I. CALL THE MEETING TO ORDER**

Craig Boroughs called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 1:00 p.m. on Saturday, November 13, 2010 in the Oro Grande Lodge lobby.

Board Members Present were

Craig Boroughs (#209),  
Matt Walsh (#406),  
Mike Perrault (#210)  
Lane McKnight (#312)

Owners Present were

Myron Moorhead (#200)  
Frederick Sherman (#201)  
Al and Jarris Sanborn (#205)  
Kathy Gallego (#208)  
Bruce Kelso (#313)  
Glenn and Jill Watt (#401)  
James Lee and Susan Anway (#402)  
Matthew Kelley (#409)  
Timothy Benki (#410)  
Paul Soto (#411)

Owners Represented by Proxy were

Lawrence Slade (#204)  
Lee Diehl (#206)  
Dennis Hoke (#214)  
John Mullin (#216)  
Robert Thompson (#302)  
Dwayne Jenkins (#303)  
John Kennedy (#305)  
Michael Stevens (#306)  
Richard Guntren (#307)  
Douglas Grendell (#308)  
Harlan Wilder (#310)  
Terrence McCanna (#400)  
Curt Hauer (#403)  
Michael Felicissimo (#408)  
Patrick Regan (#411)  
David Sandblom (#413)

Representing Summit Resort Group were Peter Schutz, Kevin Lovett, Deb Borel and Johnny Crowell.

**II. ROLL CALL; PROOF OF NOTICE**

With 14 units represented in person and 16 by proxy, a quorum was reached.

**III. APPROVAL OF PREVIOUS BOARD MEETING MINUTES**

Matt Walsh made a motion to approve the minutes from the Annual Meeting held on November 14, 2009 as presented. Al Sanborn seconded; the motion carried.

**IV. PRESENTATION BY BOARD AND MANAGEMENT**

The Board and Management gave a PowerPoint presentation to review numerous completed projects and various other topics as noted below.

- New two-year contract signed with Summit Resort Group from October 2010 through September 2012.
- Arapahoe Inn Easement-a lawsuit has been filed through small claims court for \$7,500. The suit was filed against Kevin Lovett and SRG has submitted a response.
- Completed Projects this year include new pool doors, new exercise bike, painting of exterior trim, parking lot seal coat and re-stripping and new washers and dryers.
- SRG will look into combining reserve accounts.
- An owner locker is now provided for each unit and there is no longer a separate additional charge for an owner's locker. The only remaining issue is that some owners have suggested interest in switching a locker on the 3<sup>rd</sup> floor for a locker in the lower hallway or vice versa. Management has a sign up sheet for those that would like to swap lockers. It was emphasized that such swaps should be completed with communication with Management to assure the inventory of which owner lockers belong to units is maintained.
- High speed Internet is now provided to each unit through Resort Internet and this service is working well. Complaints have been received about the user support service, so Management has obtained an access number to bypass the lower tier user support if needed to assure efficient attention to any service issues. The current contract will automatically renew for another year soon.
- Keystone had provided transportation service to Oro Grande in past years. The Association paid for the service, but service was discontinued when state regulators identified that Keystone had not satisfied the terms of their permit. Keystone has finally

decided to provide free transportation service around the valley, but they will not be stopping at Oro Grande. Buses do stop on the highway.

- The fourth floor meeting room had only been used once a year for annual meetings and has now been converted into an owners lounge. A separate key is available through Management for the owners lounge. A few items have been donated by owners, so it will be maintained to be used by owners only. It simply provides a means to make better use of the space and provide an alternative area in the building for owners and their family and friends to relax, play games, or watch television. If you need a key to the owners lounge, contact Deb at Summit Resort Group.
- Landscaping tasks are now completed by Summit Resort Group including mowing, pulling weeds, and some manual watering. The sprinkler system was expanded to the front berm and flowers were planted. Some work was completed on the west berm. Spraying for beetles has taken place. Snow stakes have been installed.
- The Spring Clean-Up Day was a success. Thank you to the Sotos, Sanborns, Fergusons, Shermans and Walshes who helped to plant several trees and apply a full load of mulch among other tasks. Another **Oro Grande Spring Clean-Up Day was scheduled for May 21, 2011**. Homeowners are encouraged to participate in Keystone's clean up day.
- The lights in the pool area have been programmed to only be on at night to help save power. The Board noted that keeping the blinds for the windows from the lobby to the pool area raised has helped to reduce incidents in the pool area. The conclusion has been that if the blinds are closed, somebody is likely up to no good. New doors in the pool room have been installed. A new life preserver has been purchased.
- A surveillance system is used in the building and has helped with monitoring the common areas. The computer used for the surveillance system was upgraded and appreciation was expressed to Lane McKnight who has volunteered numerous hours to get the surveillance system set up and maintained. Some sample images and videos from the surveillance system were shared at the meeting. The Board noted that the surveillance system turned out to provide some critical evidence to catch some teenagers that stole items from all around the County including items from unlocked cars at Oro Grande. A new higher resolution camera has been added to the garage that can be used to read license plates. The Board said the surveillance system is needed and also emphasized that owners need to help to make sure all doors are kept closed, not propped open, and the building remains secure.
- The Board noted that dealing with transgressions related to Rules and Regulations has been the most frustrating aspect of serving on the Board, and while there have been a reduced number of incidents, the Board specifically asked all owners to please help with obeying all the rules. The Board noted that the rules have never been changed and all

efforts to see that the rules are enforced are completed at the wishes of all owners. The Board specifically asked for everyone to pick up after their pets, not leave garbage bags in the hallways or garage, to not leave doors propped open, and to not take glass into the pool area. Trailers are not allowed, and charcoal grills cannot be used on the balconies per County regulations.

Matt Walsh made a motion to raise the fines to \$100 for first offense, and up from there. Sue Anway seconded and with all in favor, the motion carried.

One parking space is allotted for each unit in the garage with one additional space in the parking lot. The hope is that parking passes will not have to be used for a while, and the Board asked owners to please not park more than one vehicle in the garage during busy periods and this should really help to avoid having to use parking passes in the future. Management has been communicating with those that have multiple cars to specifically note that only one car is permitted in the garage for each unit.

- New keycards for the building were issued and effective on October 28<sup>th</sup>. The new provided keys are good for one year. Issuing new keys every year may be a bit of a hassle, but it really helps to prevent keys to the building from floating around and prevent incidents with people that are not owners and not staying at Oro Grande from getting into the building to use the hot tub or whatever else. Keycards for the doors to rental units are administered by the rental agents with separate common area keys provided by Summit Resort Group.
- Natural gas is the biggest expense in the budget. A low natural gas price was locked in for 70% of historical winter usage (through May 2011). The budget for 2011 was decreased slightly from \$42,000 to \$38,900 per year.
- New laundry machines were installed in 2010. The charge has increased to 75 cents per load. The old machines were sold. Laundry rooms were painted and soap dispensers were removed. The Board reminded owners that to add machines to the third floor would require changes to pipes and significant cost.
- 2011 will be a building year for the reserve budget. Not too many Reserve projects are planned. Owners asked Summit Resort Group if this Reserve balance seems appropriate for Oro Grande, and Summit Resort Group noted that the balance is reasonable for this sized association. Summit Resort Group has prepared a Capital Reserve Plan that indicates the Reserve balance should be fine for a few years.
- Several repairs were completed during the past year.
  - Pool dehumidification system was installed at a cost of \$2,184
  - Pool heat exchanger replaced at a cost of \$1,510
  - Fire damper motors were replaced for \$5,700

- Fire system relay fixed for \$297
  - Pump for second floor heat replaced \$1,517
  - Pump for forth floor heat replaced
  - Handicap lift repaired at a cost of \$1,200
  - Drip from pipe above second floor hallway repaired
  - Roof repair for \$360
  - Valves to/from hot water tanks replaced
  - SRG working with Tom Hill to complete routine mechanical system inspections
- Other projects and notes include:
    - Hallway carpets were cleaned with some buckling of the carpet from this year's cleaning. Nothing can be done to repair the carpet since the carpet is glued to floor. Replacement of hallway carpet is a future project
    - Garage sewer line cleaning
    - Painting of ski locker room and hallway
    - Compact fluorescent light bulbs used in hallways
    - SRG hours budgeted at \$18,000 for 2011
    - Garage spray washed throughout the season
    - Exterior windows cleaned
    - Outside helper completing basic common are cleaning tasks.
    - Garage door openers available for \$20 each

The Board emphasized that Management needs to continue to help to really watch maintenance costs and watch the use of outside contractors and their charges.

- To assure good communication with owners on Association activities, a memo was sent to owners in May with the monthly billing statements and meeting notes are posted on the Association website: [http://summitresortgroup.com/hoa/hoa\\_oro\\_grande.html](http://summitresortgroup.com/hoa/hoa_oro_grande.html). A bulletin board has been added to the fitness room and such notes and memos or other notices are posted on this bulletin board.
- Unoccupied units are inspected by Management twice a month in the summer and once a week in the winter. These inspections are very important to assure no leaks or backed up drains or any other issues are apparent and not being addressed. As an example, a drain previously clogged that is fed by multiple units and the backup into one kitchen resulted in a large insurance claim.
- The current cable contract stipulates that Encore should be provided to Oro Grande, so cable boxes can be obtained from Comcast to get Encore, but it is the owner's responsibility to pick up the cable boxes. Management said that Comcast should be aware of the arrangement and help owners directly, but contact Summit Resort Group if any more details are needed on how to get a cable box. Management has also been

working to address issues with the cable signal for some specific units. Contact Summit Resort Group if you have issues with your cable signal.

- No new changes in the plans for the Sanctuary development behind Oro Grande are apparent. Two buildings will eventually be constructed behind Oro Grande, but work on these specific buildings is now not anticipated until the market turns around. There will be a 25 ft pedestrian setback with an additional 15 ft building set back from the Oro Grande property line. A new higher berm will be installed between Oro Grande and the buildings. Interest in seeing aspen kept or transplanted conveyed. Work was done to preserve wetlands.
- Bike racks will be consolidated into one spot for winter this week. SRG will send mailer to homeowners regarding bikes in bike racks. Decals will be printed and must be placed on owner bikes by clean up day. Bikes that are not tagged will be donated.
- Several other topics were discussed.
  - Hallway heat-ventilation system. This has been improved with the fire damper motor replacement.
  - Continuing with same snow plow contractor.
  - A bear proof dumpster is installed. Please try to get your bags to the back of the dumpster so they don't pile up in the front.
  - Two recycling bins are available for your convenience.
  - If you have problems with the timer for your fireplace, the Association will cover the cost for a replacement timer. The Association will cover this cost to simply assure fireplaces have a timer and will not potentially be left on continuously or in an unoccupied unit and waste gas or be a safety concern.
  - Summit Resort Group will be shoveling around the dumpster often again this winter to prevent icing issues in the dumpster housing.
  - Delivery of Summit Daily newspapers has been consistent lately (The Denver newspapers that are delivered to the building belong to individual owners, so please do not take the Denver newspapers).
  - Keystone Beautification Project was voted down
  - New high-speed quad at A-Basin
- Seven Oro Grande units were on the market as of the date of the annual meeting. It was noted that it is not a good time to sell, but the Board just encouraged owners to enjoy the County and the Mountain and festivals. Owners were encouraged to become involved with the Keystone Citizens League: <http://www.keystonecitizens.org>.

## **V. FINANCIAL REVIEW**

Kevin Lovett reported the following:

October 31, 2010 close financials report that Oro Grande has \$8,163.27 in the operating account, \$10,736.17 in the Alpine Bank Reserve account and \$59,795.69 in the Capital One Reserve account.

October 31, 2010 financials report \$ 215,231.40 of actual expenditures versus \$219,607 of budgeted expenditures

#### Account Highlights

Areas of major underage/ overage and underage were discussed.

#### 2011 Proposed Operating Budget

Kevin Lovett explained changes to the line items on proposed 2011 budget. He also stated that there would be no dues increase.

Matt Walsh made a motion to approve the 2011 budget as presented. Glenn Watt seconded and with all in favor, the motion carried.

### **VI. OWNER FORUM**

No other topics were broached for the open discussion. Owners thanked the Board and Management for their work. Homeowners were asked to prioritize tasks and improvements that they would like to see. Some are as follows:

- Flooring in locker room replaced
- Treat walls of pool room
- Tile stairs between the lobby and garage
- Carpet in hallways
- Resurface pool

### **VII. ELECTION OF BOARD MEMBERS**

The terms for Board members Matt Walsh and Lane McKnight expired and were up for election.

Both said they would serve another term. If there is a vacancy, call the Watts in unit 401. One of them would be willing to serve.

Jarisse Sanborn made a motion to nominate Matt Walsh and Lane McKnight. Susan Anway seconded and with all in favor, the motion carried.

### **VIII. NEXT MEETING DATE**

The next Annual Meeting was set for Saturday, November 12, 2011 at 1:00 p.m.

The next Oro Grande owner Spring Clean Day is scheduled for Saturday, May 21, 2011 at 9:00 a.m.

### **IX. ADJOURNMENT**

With no further business, Al Sanborn made to adjourn the meeting at 3:00 p.m. Glenn Watt seconded and with all in favor, the motion carried.