

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 12, 2011**

I. CALL THE MEETING TO ORDER

Craig Boroughs called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 1:05 p.m. on Saturday, November 12, 2011 in the Oro Grande Lodge lobby.

Board Members Present were

Craig Boroughs (#209),
Travis Leo (#309)
Mike Perrault (#210)

Owners Present were

Matthew Gaunt (#203)
Kathy Gallego (#208)
Glenn and Jill Watt (#401)
James Lee and Susan Anway (#402)
Matthew Kelley (#409)

Owners Represented by Proxy were

Frederick Sherman (#201)
Lawrence Slade (#204)
Al and Jarris Sanborn (#205)
John Mullin (#216)
Robert Thompson (#302)
Dwayne Jenkins (#303)
John Kennedy (#305)
Michael Stevens (#306)
Richard Guntren (#307)
Harlan Wilder (#310)
Bruce Kelso (#313)
Terrence McCanna (#400)
Curt Hauer (#403)
Patrick Regan (#411)
David Sandblom (#413)

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

II. ROLL CALL; PROOF OF NOTICE

With 8 units represented in person and 15 by proxy, a quorum was reached.

III. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Travis Leo made a motion to approve the minutes from the Annual Meeting held on November 13, 2010 as presented. James Anway 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.

- Completed Projects:
 - New Valves for Hot Water (\$12,620)
 - Wallpaper Patches to 2nd floor Hallway (\$1700)-leftover wallpaper will be used on the third and fourth floor hallways.
 - New Carpet -Vestibules and Stairs to Garage (\$714)
 - Center Stairway Painting (\$1000)
 - Hot Tub Electric Repairs (\$498)
 - Boiler Repairs (\$1357)
 - Adjustments to Sewer Drains (\$1800)-owners reminded not to put items down the sink. SRG puts draino in drains annually to clear them.
- Reserve Accounts:
 - Two Accounts – Current Total Balance – **\$60,300**
 - Alpine 10/31 balance - \$12,700
 - Capital One 10/31 balance - \$47,600
 - Interest reinvested
 - The presented proposed 2012 budget includes a 2% dues increase and annual contribution increased to \$23,328.
 - A criterion for FHA loans has been identified as a contribution equal to 10% of the total budget. Achieving this target would require a 3.2% dues increase, which would increase the annual contribution to \$26,000.
- *Even lower* natural gas price locked in for 70% of historical winter usage (through May 2012). Budget decreased from \$38,900 to \$31,500/year.
- Management contract in place -through September 2012
 - Garage spray washed three to four times annually
 - Landscaping and Grounds Maintenance
 - CFL bulbs used in hallways.
 - SRG completes periodic unit inspections per the contract *for unoccupied units*. Owner asked about removal of shoes when entering units. Unit inspectors will be reminded to remove shoes when in units.
 - Summit Resort Group hours: 24-7
 - Same budget of \$18,000 for 2012
 - Continue to learn about building systems, identify needed maintenance, and control costs for repairs for:
 - Garage Door-annual preventative maintenance
 - Handicap Elevator-working well

- Patio Snowmelt System including Sensor and Pump-suggestion was made to abandon this system to save money; at this time, it will continue to operate.
 - Pool and Hot Tub Boilers
 - Pool Ventilation System
 - Fire Dampers
 - Hot Water Baseboard Heat and Pumps
 - Water, Hot Water, and Tanks
 - SRG working with Tom Hill to complete routine inspections, maintenance, and repairs.
- Water Issues – Proposed Projects – SRG presented issues with current water conditions to include sand in the water system, "aggressive" water that is resulting in premature failure of piping and mechanicals throughout the building. SRG also presented proposed solutions; Homeowners will be kept informed on process as additional bids and information from surrounding building engineering feedback are obtained. Overall, the owners were in support of proactively addressing the issues. Following are systems proposed to be installed to combat issues:
 - Sand Filter – Purchase and Installation (\$6107)
 - Water Conditioner (\$3200)
 - Glycol with Injection System for Hot Water Baseboard Heating System (\$7920)
 - PH Correction System (\$1830)
 - Other Regular Activities
 - Exterior windows cleaned.
 - Continuing with same snow plowing contractor-SRG will contact snow contractor to assure that snow is not stored on new vegetation.
 - Outside helper used for common area cleaning
 - Arapahoe Inn Easement
 - Access easement exists and is on file with county
 - Arapahoe Inn parcel owner responsible for snow removal and maintenance of easement area
 - Lawsuit from last year was dismissed
 - Requests for funds from Arapahoe Inn continuing
 - SRG submitting a "cease and desist" letter
 - Building Notes
 - Every owner now has an owner's locker-SRG will look into adding a Saflok lock to door that is accessed with the owner key.
 - 4th floor owners lounge
 - Separate key available for the owners lounge. Some items donated by owners. Ping pong table added.
 - SRG will post "quiet hours" sign on door
 - SRG will post dispatch phone number on door

- Hallway heat – ventilation system
- Hallway windows stay closed – per insurance audit. SRG investigating the installation of bars to prevent accidents from occurring even with windows open.
- A few lights in pool area programmed to be on in the evening
- New keycards issued – good for one year
- Association will replace fireplace timers in units if they fail
- Garage door openers available
- Cable boxes available
 - Owners responsibility – pick up boxes at the Comcast office in Silverthorne
 - Comcast now offers On Demand in Summit County
 - Some owners are not getting HBO. SRG will call Comcast to report on the known units.
- High speed internet contract set to automatically renew for another year.
 - Resort Internet has offered wireless throughout the building with a five year contract. The Owners did NOT support the 5 year proposal from Resort Internet. Other options will be investigated.
- Surveillance System/Security
 - Several incidents over the years; surveillance system has helped to deter incidents
 - Doors should not be propped open
- Rules and Regulations
 - New fine structure in place per 2010 vote
 - Signs posted during 2010 Spring Break period
 - Latest problems primarily pertain to activity in the pool area
 - No glass in pool area
 - Do not leave trash bags in the hall or garage
 - Pets
 - No pets for renters
 - Pets must be registered
 - **Please pick up after your pets**
 - No dogs in the pool
 - Please notify Summit Resort Group with any complaints
- Parking
 - Less garage spots than units
 - One car per unit allowed in garage
 - additional car allowed in the lot
 - Trailers are not allowed
 - SRG will look into having the handicap parking in garage removed
- Communication
 - Mid-year update memo sent in May to provide an update on Association and Management activities.
 - Website: http://summitresortgroup.com/hoa/hoa_oro_grande.html

- Property Notes
 - Snowed on 2011 Spring Clean Day; inside cleaning was completed. Thanks to those Owners that participated.
 - Bear proof dumpster in place
 - Solar powered light added to dumpster enclosure
 - Please be sure to push trash bags to *the back* of the dumpster
 - Recycling available – two single stream bins
 - Bike audit completed!
 - All bikes should have an Oro Grande sticker
 - More space now available
 - Summit Daily Newspapers delivered – delivery has been good lately.
 - Denver newspapers belong to individual owners
- Keystone
 - No new information regarding transportation.
 - Sanctuary construction continuing ...very slowly.
 - Keystone Gulch Fire
- Two Oro Grande units were on the market as of the date of the annual meeting.

V. FINANCIAL REVIEW

Kevin Lovett reported the following:

October 31, 2011 Close

October 31, 2011 close financials report that Oro Grande has \$6,167.64 in the operating account, \$12,653.07 in the Alpine Bank Reserve account and \$47,596.31 in the Capital One Reserve account.

October 31, 2011 financials report \$ 215,056.63 of actual expenditures vs \$219,270 of budgeted expenditures

Account Highlights

Areas of major underage/ overage:

Underage

- 6240 Common Area Gas - \$4167 under
- 6270 Contingency - \$3692 under
- 6430 Window Washing - \$1200 under (timing of invoice)
- 661 Management Labor - \$3524 under

Overage

- 6660 Elevator - \$1068 over
- 6662 Supplies and Contractor Support -\$4683 over
- 6730 Repairs and Maintenance of Pool - \$1057 over

2012 Proposed Operating Budget

Kevin Lovett explained changes to the line items on proposed 2012 budget. There is a 3.2% increase to dues proposed. This includes a 1.2% increase to be placed into reserves.

In order to qualify for FHA loans, 10% of dues contribution needs to be placed in the reserve account. Travis Leo made a motion to approve the 2012 budget with the 3.2% increase to dues. Glenn Watt seconded and with all in favor, the motion carried.

SRG will look into getting an energy audit.

VI. OWNER FORUM

Owner stated that people in the weight room were slamming down weights and shaking the second floor. SRG will look into putting mats on the floor and moving the weights to the other side of the room. Will also look into putting something on the wall to buffer sound.

Snow removal will be more consistent on handicap ramp for easy access.

Ripped chair on patio will be removed.

No other topics were broached for the open discussion. Owners thanked the Board and Management for their work.

VII. ELECTION OF BOARD MEMBERS

The terms for Board members Craig Boroughs, Lorna Kennedy and Lane McKnight were up for election.

Glenn Watt and Matt Gaunt expressed interest in being on the board. Lorna Kennedy would like to continue on the board. Travis Leo would move from alternate to a director if needed.

Craig Boroughs made a motion to nominate the slate, with Travis still alternate. Megan Kelly seconded and the motion carried.

VIII. NEXT MEETING DATE

The next Annual Meeting was set for Saturday, November 10, 2012 at 1:00 p.m.

IX. ADJOURNMENT

With no further business, Craig Boroughs made to adjourn the meeting at 3:20 p.m. Kathy Gallego seconded and with all in favor, the motion carried.