

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 10, 2012**

I. CALL THE MEETING TO ORDER

Lorna Kennedy called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 1:05 p.m. on Saturday, November 10, 2012 in the Oro Grande Lodge lobby.

Board Members Present were

Lorna Kennedy (#305)
Travis Leo (#309)
Matthew Gaunt (#203)

Owners Present were

David Roth (#202)
Craig Boroughs (#209)
Mark Hoyt (#304)
Sam Soto (#412)
Roger and Carol Boltz (#414 and 416)

Owners Represented by Proxy were

Glenn Watt (#401)
Frederick Sherman (#201)
Al Sanborn (#205)
Dennis Hoke (#214)
John Mullin (#216)
Steve Blathazor (#300)
Richard Guntren (#307)
Robert Smith (#312)
Bruce Kelso (#313)
Lake View Holdings (#314)
Agustin Aguilar (#316)
Terrence McCanna (#400)
Peter Devries (#406)
Justin Knott (#407)
Matt Kelly (#409)
Tim Benki (#410)
Patrick Regan (#411)

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

II. ROLL CALL / PROOF OF NOTICE

With 9 units represented in person and 16 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 12, 2011 as presented. Matt Gaunt seconded and the motion carried.

IV. PRESENTATION BY BOARD AND MANAGEMENT

Kevin Lovett presented the following:

Completed Items

- Operating Items- In addition to the routine maintenance and upkeep of the building, the following operating items were completed:
 - Annual preventative tree spraying (pine beetle)
 - Touch up painting
 - Garage power washing
 - Natural gas rate lock
 - Annual building re-key
 - Exterior window washing
 - Safety bars installed on hallway windows
 - Sounds proofing work in exercise room
 - Sanctuary – dead tree removal
 - Asphalt crack sealing
 - Lobby rug replacement
 - Roof inspection – maintenance and repairs
 - Boiler inspections – minor maintenance and repairs
 - Annual inspections items include:
 - Elevators
 - Fire alarm system
 - Fire sprinkler system
 - Fire extinguishers
 - Garage doors
- Capital Items - the following Capital items were completed:
 - Water systems work – completed this summer and now all the valves move freely and do not get stuck. Sand was also getting into water system. Flushed systems several times, and each week SRG inspects, and no more sand is evident at this time.
 - Boiler room – garage exhaust fan relocate – vibration noise has improved
 - Third and fourth floor wallpaper replacement and corner guards
 - Laundry room floor replacements – replaced both floors in the laundry rooms.
 - Touched up all woodwork throughout building
 - Exterior stucco repairs
 - Exterior staining of high wood beams
 - Concrete pad install to correct drainage at front of dumpster enclosure

Pending Items - the following item is pending:

- Heat tape replacement - several runs of heat tape have failed. Discussion ensued regarding when the last time it was replaced. SRG will track replacement of heat tape from here on out.

Future Priorities - Future "major" priority items were discussed to include:

- Energy saving efforts; energy audit complete. Working to obtain options to save on electrical usage (primarily lighting). Plan was to take advantage of rebates that are offered by Xcel Energy. OG has pulled back on this since rebates are not as predicted. Travis Leo can get CFL bulbs wholesale, so that may be an option. Will look into different style fixtures and lighting for savings cost.
- Carpet in hallways – bid of \$17,000 obtained – suggestion was made to ask homeowners if they would like to replace their carpet, possible discounts. this work is planned for Spring 2013.
- Pool resurface - \$25,000 for traditional resurface; investigated “Ultra Poly One Coat” – install \$5,000. This is a paint-on material. Comes with a 10 or 15-year warranty. this work is planned for Spring 2013
- Pool room walls-price to paint/tile
 - Full pool area - \$2,000 – will check in Spring to determine if necessary to do this next year

Additional Items - the following additional items were discussed and are to be addressed:

- Hallway window cranks need to be repaired.
- Stairways need to be cleaned. SRG will check into that.
- An additional storage box for sleds should be placed in the ski locker room
- Vents in pool area ceiling need to be cleaned
- Hallway heat-vent in owners lounge works well as dampers are working properly. SRG will check the vents throughout the entire building to ensure all are functioning properly.
- Owner said that their key kept demagnetizing. She requested that she would like to switch to regular door lock. SRG will start by replacing reader – unit 412. Association maintains unit locks, but other management companies manage individual units and they replace the locks with "their style" locks; that is why some of the locks look different.

Reminders - the following reminders were discussed:

- House Rules-review house rules with your family, tenants and guests – get copies to management companies
- Pets-
 - Tenants may not have pets – may also not keep pets in their cars – possibly place a sign that there will be a fine of \$100 for leaving pets in their car overnight. Possibly boot cars that have pets in them. If owners see pets left in automobiles, please contact the Authorities and SRG.

- Pick up after your pets
- No pets allowed in the pool
- Parking-
 - One car per unit in garage
 - No trailers

V. FINANCIAL REVIEW

Kevin Lovett reported the following:

October 31, 2012 Close

October 31, 2012 close financials report that Oro Grande has \$13,140.38 in the operating account, \$5,440.25 in the Alpine Bank Reserve account and \$47,833.92 in the Capital One Reserve account.

October 31, 2012 financials report \$223,069.44 of actual expenditures vs. \$227,230.00 of budgeted expenditures (surplus of \$4,160.56)

All reserve contributions have been made this year

Account Highlights

Areas of major underage/ overage were discussed:

Underage

- 6240 Common Area Gas - \$5,842.46 under
- 6270 Contingency - \$4,000 under
- 6410 Water - \$1,027 under
- 6420 Sewer - \$2,321 under

Overage

- 6650 Fire Protection - \$1,972 over
- 6662 Supplies and Contractor Support -\$7,306 over

2013 Proposed Operating Budget

No increase to dues is proposed.

Areas of change from 2012 include

- ❑ 6210 Cable TV – increase \$1,139 – bulk HD is about \$6 per unit per month and individual price would be \$10 per month
- ❑ 6240 Gas – decrease \$1,550
- ❑ 6270 Contingency – decrease \$1,288
- ❑ 6440 Trash – increase \$525
- ❑ 6660 Elevator – increase \$875
- ❑ 6830 Insurance – increase \$302

\$26,340 continues to be placed into reserves

Roger Boltz made a motion to approve the budget as presented. Matt Gault seconded and with all in favor, the motion carried.

VI. OWNER FORUM

- A. WiFi – Owners discussed adding Wifi in the building; currently each unit has Association provided internet and the option for each owner to set up their own wireless exists.
- B. Capital Reserve plan- The Owners discussed the Capital Reserve plan. Currently, Roof replacement is scheduled for 2026. The goal is to grow the reserves. Currently, \$26,000 per year is placed into reserves.
- C. HDTV - SRG will look into pricing for bulk HDTV programming.

VII. ELECTION OF BOARD MEMBERS

The term for Board member Mike Perrault is up for election. The position of Matt Walsh also needs to be filled, since he sold his unit. Roger Boltz volunteered to be on the board. If other owners are interested, please call Kevin at SRG. Matt moved that Roger Boltz be elected to the board of directors for a three-year term. Craig Boroughs seconded and with all in favor, the motion carried.

VIII. NEXT MEETING DATE

The next Annual Meeting was set for Saturday, November 9, 2013 at 1:00 p.m.

IX. ADJOURNMENT

With no further business, Lorna Kennedy made to adjourn the meeting at 2:07 p.m. Roger Boltz seconded and with all in favor, the motion carried.