

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 9, 2013**

I. CALL THE MEETING TO ORDER

Kevin Lovett called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 1:00 p.m. on Saturday, November 9, 2013 in the Oro Grande Lodge lobby.

Board Members Present were

Roger Boltz, (#414 and #416)
Travis Leo (#309)
Matthew Gaunt (#203)
Glenn Watt (#401)

Owners Present were

Craig Boroughs (#209)
Stephanie and Lualhait Angelo (#214)
Paul and Sam Soto (#412)
Carol Boltz (#414 and 416)

Owners Represented by Proxy were

Frederick Sherman (#201)
Al Sanborn (#205)
John Mullin (#216)
Lorna Kennedy (#305)
Steve Blathazor (#300)
Richard Guntren (#307)
Harlan and Carolyn Wilder (#310)
Bruce Kelso (#313)
Curt Hauer (#403)
Peter Devries (#406)
Matt Kelly (#409)
Tim Benki (#410)
Patrick Regan (#411)
David Sanblom (#413)

Representing Summit Resort Group were Kevin Lovett, Deb Borel and site manager, Wendy Curry.

II. ROLL CALL / PROOF OF NOTICE

With 8 units represented in person and 14 by proxy, a quorum was reached.

III. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

Matt Gaunt made a motion to approve the minutes from the Annual Meeting held on November 10, 2012 as presented. Glenn Watt seconded and the motion carried.

IV. PRESENTATION BY BOARD AND MANAGEMENT

Kevin Lovett presented the following:

Kevin thanked the Board for their dedication to the Board over the past year. He also thanked the owners for coming to the meeting and expressed appreciation to Kevin and Wendy Curry for their physical site work at Oro Grande.

- Complete 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)
 - Annual Real Estate Commission Registration
 - Colorado House Bill 1237 Compliance including record keeping and owner information
 - Annual insurance renewal (2013 premium was lower than 2012) – Owners are encouraged to have coverage on their contents as well as liability.
 - Touch up painting – Interior
 - Interior door staining
 - Stained exterior curved fascia Boards under the decks
 - Stained exterior entry vestibule ceiling
 - Installed solar light on entry sign
 - Garage power washing
 - Annual building re-key
 - Exterior window washing
 - Additional sled storage bin added
 - Cranks placed on hallway windows
 - Replaced emergency exit sign light batteries
 - Replaced floor in the fourth floor laundry room
 - Boiler inspections – minor maintenance and repairs
 - Annual inspections items include:
 - Elevators
 - Fire alarm system
 - Fire sprinkler system
 - Fire extinguishers
 - Garage doors
- Operating Report Item
 - HD boxes are \$10 per box per month on an individual basis and \$5 per box per month on a bulk basis.
 - DVR boxes are \$16.95 per box per month on an individual basis and \$8.50 on bulk
 - It was agreed that bulk HD/ DVR will not be pursued by the HOA. If individual owners are interested in upgrading their cable service, please call SRG for Comcast contact information.
- Complete Capital Items
 - Installed concrete pad inside dumpster enclosure
 - Replaced heat tape on exterior of building

- Replaced carpet in common area hallways
- Resurfaced the pool and hot tub with ultra poly one coat. It was noted that the pool and hot tub would be closed from November 11, 2013 through just before Thanksgiving for surface warranty work. SRG will keep an eye on the water bill to see if the re-filling of the pool after the warranty work is complete puts the association over budget.
- Future Priorities
 - Replace pool area outside patio furniture
 - Pool light fixtures are failing because of their life in the high moisture/ pool and hot tub chemical vapors in the pool area. SRG will continue to look for a solution. The lights directly over the pool will be disconnected while the pool is empty next week. The other lights in the pool area will be replaced/repared as needed.
 - An Owner suggested that a line be painted on the bottom of the pool for those who want to swim laps.
 - An Owner complimented the amount of equipment in the exercise room. Craig Burroughs was thanked for his efforts in keeping the exercise room clean and orderly.
- Reminders – the following reminders were discussed:
 - House Rules-review house rules with your family, tenants and guests – please get copies to your rental management companies
 - Pets-
 - Tenants may not have pets. Pets may not kept in cars. 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, 2013 Close

October 31, 2013 close financials report that Oro Grande has \$16,705.82 in the operating account, \$9,570.91 in the Alpine Bank Reserve account and \$32,936.03 in the Capital One Reserve account.

October 31, 2013 financials report \$222,259.75 of actual expenditures vs. \$227,295.00 of budgeted expenditures (surplus of \$5,035.25)

\$26,000 each year goes into reserves. All reserve contributions have been made this year.

All owners are current in dues.

Account Highlights

Areas of major underage/ overage were discussed to include:

Under Budget Items

- 6240 Common Area Gas - \$4,041 under
- 6270 Contingency - \$2,928 under
- 6420 Sewer - \$2,321 under
- 6660 Elevator - \$1,813 under
- 6730 Hot Tub Repairs and Maintenance - \$938 under
- 6740 Pool and Hot Tub Service - \$1,971 under

Over Budget Items

- 6230 Common Area Electric - \$2,749 over – due to new heat tape that was installed last year.
- 6662 Supplies and Contractor Support -\$4,604 over

2014 Proposed Operating Budget

No increase to dues is proposed.

Areas of change from the 2013 budget include:

- ❑ 6210 Cable TV – increase \$771 – based on actuals plus 3% allowance for increase in April
- ❑ 6211 Internet Service – increase \$426 – based on actuals
- ❑ 6230 Electric – increase \$2,608 – based on actuals – an owner asked if the Board had looked into changing to LED lighting. The Board will put this on the agenda for the next Board meeting. Travis Leo has connections with electrical companies and could get the LED bulbs at a lower price.
- ❑ 6240 Gas – decrease \$4,033 – based on actuals
- ❑ 6440 Trash – increase \$210 – based on actuals
- ❑ 6660 Elevator – increase \$180
- ❑ 6662 Supplies and Contractors – increase \$124
- ❑ 6830 Insurance – decrease \$287 – based on actuals plus allowance for 8% increase in April.

\$26,340 annually continues to be placed into reserves.

Glenn Watt made a motion to approve the 2014 budget as presented. Matt Gaunt seconded and with all in favor, the motion carried.

Kevin presented the capital reserve plan to the owners. The Board uses this plan as a tool and it is a work in progress. It is used to keep an eye on future planned expenses. Oro Grande is projected to close 2013 with \$41,000 in reserves. We are currently placing over 10% of total dues into the reserve account; lenders like to see at least 10% of total dues placed into reserves.

VI. OWNER FORUM

- A. An owner asked if there were air conditioner in the building. Kevin said that there was not, but if an owner is warm, they are advised to call SRG and it will be checked out.
- B. An owner questioned the venting of their stove. There is no external venting, just circulation fan.
- C. Garbage is being placed beside the dumpster. SRG monitors this and calls for extra pick ups when necessary. The dumpster is shared with Autumn Brook. Residents are reminded to place trash IN the dumpster.
- D. Arapahoe Inn is under new ownership.
- E. Installing LED lighting in the common areas was discussed in efforts to save on the electrical expense. An owner suggested phasing in the LED light bulb install in the building by completing one floor at a time. SRG will investigate.

VII. ELECTION OF BOARD MEMBERS

The term for Board member Glenn Watt is up for election. There is one vacant position that also needs filling. Matt Gaunt moved that Glenn 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 scheduled for Saturday, November 8, 2014 at 2:00 pm.

IX. ADJOURNMENT

With no further business, Matt Gaunt made to adjourn the meeting at 1:58 p.m. Roger Boltz seconded and with all in favor, the motion carried.