

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 8, 2014**

I. CALL THE MEETING TO ORDER

Kevin Lovett called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 2:02 p.m. on Saturday, November 8, 2014 in the Oro Grande Lodge lobby.

Board Members Present were

Lorna Kennedy (#305)
Travis Leo (#309)
Matthew Gaunt (#203)
Glenn Watt (#401)

Owners Present were

Francisco Gallego (#208)
Craig Boroughs (#209)
Stephanie and Lualhait Angelo (#214)
Robert Smith (#312)
Bert Bair (#315)
Jill Watt (#401)
Sam Soto (#412)

Owners Represented by Proxy were

Myron Moorhead (#200)
Lawrence Slade (#204)
Al Sanborn (#205)
John Mullin (#216)
Richard Guntren (#307)
Doug Grendell (#308)
Harlan Wilder (#310)
Bruce Kelso (#313)
Terrence McCanna (#400)
Peter Devries (#406)
Matt Kelly (#409)
Patrick Regan (#411)
Roger Blotz (#414 & #416)

Representing Summit Resort Group were Kevin Lovett, Deb Borel, Mike Kellett and site managers, Wendy and Kevin Curry.

II. ROLL CALL / PROOF OF NOTICE

With 10 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 9, 2013 as presented. Lorna Kennedy 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
 - Annual Real Estate Commission Registration
 - Annual insurance renewal – Owners are encouraged to have coverage on their contents as well as liability.
 - Interior touch up painting
 - Interior door staining
 - Lobby floor waxing
 - Garage power washing
 - Garage floor restripe
 - Replaced pool area furniture – the old pool area furniture was placed outside on the patio
 - Pool light fixture repairs
 - Pool “swim line” painting
 - LED light install in all interior common areas
 - Luggage cart repairs – one of the carts is missing and the other one needs additional repair to the wheels.
 - Annual building re-key
 - Exterior window washing
 - Boiler inspections – minor maintenance and repairs
 - Annual inspections items include:
 - Elevators
 - Fire alarm system
 - Fire sprinkler system
 - Fire extinguishers
 - Garage doors
- ❑ Complete Capital Items
 - Asphalt crack seal, seal coat and restripe
 - Exterior siding stucco repairs and deck railing staining
 - Major parking lot light fixture repairs
- ❑ Future Priorities
 - Major exterior painting
- ❑ 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. 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. Instituting a parking permit system was also discussed; this will not be implemented at this time. 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.
- Respect quiet hours.

V. FINANCIAL REVIEW

Kevin Lovett reported the following:

September 30, 2014 Close

September 30, 2014 close financials report that Oro Grande has \$3,635.66 in the operating account, \$16,872.69 in the Alpine Bank Reserve account and \$33,026.85 in the Capital One Reserve account.

September 30, 2014 financials report \$212,685.28 of actual expenditures vs. \$200,781.50 of budgeted expenditures, a year to date overage of 6%.

\$15,365 of the \$19,755 planned contributions to the reserve account have been made this year.

The Board and Management discussed major areas of variance.

2015 Proposed Operating Budget

Areas of change from the 2014 budget include:

- Revenues –
 - Dues – Proposed 3.2% increase to dues
 - Interest – decrease of \$36
- Expenses
 - Cable TV – increase of \$5,775 based on actuals plus allowance for 4% increase in March.
 - Internet – increase of \$438 based on actuals
 - Electric – increase of \$825 based on actuals
 - Gas – increase of \$2,182 based on actuals
 - Sewer – decrease of \$2,324 based on actuals
 - Window Wash – decrease of \$200 based on actuals
 - Elevator – increase of \$224 based on actuals

- Telephone – increase of \$72 based on actuals
- Insurance – decrease of \$151 based on actuals plus allowance for 8% increase.

Craig Burroughs asked if the amount the association was placing into reserves was sufficient for lenders. Owners agreed with Craig, and the Reserves contribution will be increased to \$27,000, to maintain the recommended 10%. This will be re-allocated from gas.

An Owner noted that Comcast charged a fee for the digital conversion. SRG will inquire about the fee, as it is likely an error.

There are three common area TV's. One in the lobby, one in the Owner's Lounge and the other in the exercise room. Owners discussed changing the programming in the lobby to decrease cost. SRG will inquire if service can be different on common area televisions.

Matt Gaunt made a motion to approve the 2015 budget with changes discussed above. Glen Watt 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 2015 with \$50,000 in reserves.

VI. OWNER FORUM

- A. Francisco Gallego stated that one of the dryers does not work properly (2nd floor right dryer). Also, one of the washers coin slot periodically malfunctions (2nd floor right dryer). Appliance Doctor will be called to repair both washer and dryer. Consider it Done will be asked to clean the dryer vents.
- B. An owner asked if they needed to return the old keys that were used before the re-key. Kevin stated that if old keys are in good shape, owners may return them to the office.
- C. Owner stated that the weather stripping along his sliding glass door is falling apart. SRG will look at the doors and windows to determine the manufacturer. This information will be placed on the website.
- D. SRG will send an owner who is painting the interior of their unit a couple of painter recommendations.
- E. SRG will send owners the window stain color information and also place the information on the website.
- F. The gutter drains running through the cinderblock wall on the North side parking garage were reported to be leaking; SRG will have them sealed.
- G. Hot tub was reported to have two additional failures in the surface. SRG will look into having it repaired.

- H. SRG will place white tape on the top and bottom of the garage card reader so the slot for the key will be easier to see. Garage door openers are \$20, and may be obtained at SRG.
- I. There is one parking spot in the garage that is too small for large trucks. A “compact car” sign will be posted at that spot.
- J. Platforms being stored behind the dumpster are to cover the pool if work above the pool is necessary.
- K. Owners are asked to call SRG if their unit is too hot.
- L. Air in hallway will be turned off and heat turned on.
- M. SRG will clean up stairways – cobwebs and bugs in lights, etc.
- N. SRG will have the push bar on the second lobby entry door repaired.

VII. ELECTION OF BOARD MEMBERS

The terms for Board members Lorna Kennedy and Matthew Gaunt are up for renewal. They are both willing to serve another term. There is also one vacant position that also needs filling. Travis Leo made a motion to elect Lorna and Matt to the board for another term. Stephany Anglo seconded and the motion carried. Lorna and Matt will remain on the board. One Board position remains vacant.

VIII. NEXT MEETING DATE

The next Annual Meeting was scheduled for Saturday, November 7, 2015 at 2:00 pm.

IX. ADJOURNMENT

With no further business, Glenn Watt made to adjourn the meeting at 2:57 p.m. Sam Soto seconded and with all in favor, the motion carried.

Board signature: _____

Date: _____