

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 7, 2015**

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 7, 2015 in the Oro Grande Lodge lobby.

Board Members Present were

Roger Boltz (#414 & #416)
Matthew Gaunt (#203)
Glenn Watt (#401)

Owners Present were

Frederick Sherman (#201)
Craig Boroughs (#209)
Stephanie and Lualhati Anglo (#214)
Geanie Leo (#309)
Bruce & Pat Kelso (#313)
Tim & Katherine Benke (#410)
Carol Boltz (#414 & #416)

Owners Represented by Proxy were

Arthur Littman (#200)
Lawrence Slade (#204)
Wing Chiu Ting (#207)
John Mullin (#216)
Steve & Tracy Balthazor (#300)
Lorna & John Kennedy (#305)
Richard Guntren (#307)
Robert & Christy Smith (#312)
Terrence McCanna (#400)
Curt & Christine Hauer (#403)
Michael & Jennifer Terada (#404)
Matt Kelly (#409)
Patrick Regan (#411)

Representing Summit Resort Group were Kevin Lovett, & Michael Kellett.

II. ROLL CALL / PROOF OF NOTICE

With 10 units represented in person and 13 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 8, 2014 as presented. Stephanie Anglo 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 attending the meeting. The Board and Kevin expressed appreciation to Managers Mike Webb and Janene Rafie for their site work at Oro Grande.

Completed 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
- Touch up interior painting
- Lobby floor waxing
- Garage power washing
- Luggage cart repairs
- Annual building rekey
- Exterior window washing
- Boiler inspections, minor maintenance and repairs
- Annual inspections items include:
 - Elevators
 - Fire alarm system
 - Fire sprinkler system
 - Fire extinguishers
 - Garage doors

Completed Capital Items- Capital items completed this past year were reviewed to include:

- Pool boiler replacement
- Boiler room pump replacements

Future Priorities- Major future projects to be addressed were discussed to include:

- Pool and hot tub resurfacing
- Water piping replace in boiler room

Discussion Item- The Board and Owners discussed the TV service provide conversion from Comcast to Resort Internet that occurred this past Fall. Substantial “capital” expense savings were realized as the existing wiring in the building will sustain the Resort Internet TV signal (it was noted that Comcast was requiring a complete building rewire at the Associations expense). Significant “on –going” monthly service expense savings are also projected with RI as the new service provider. Owners are reminded that if you wish to upgrade your TV service please visit the Resort Internet website at www.resortinternet.com, click on “Services,” scroll to “Support” and click “More” and

scroll down to “upgrade services” forms. This will begin the upgrade process. If you need technical support, please call 1.877.208.4141.

Reminders – the following reminders were discussed:

- House Rules – review house rules with your family, tenants and guests – please provide copies to your rental management companies.
- Pets – Only Owners are permitted to have pets. Tenants and Renters 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. 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.
- It was also requested that quiet hours be respected.

V. FINANCIAL REVIEW

Kevin Lovett reported the following:

September 30, 2015 Close

September 30, 2015 close financials report that Oro Grande has \$12,821 in the operating account, \$18,612 in the Alpine Bank Reserve account and \$33,126 in the Capital One Reserve account.

September 30, 2015 financials report \$198,789 of actual expenditures vs \$206,735 of budgeted expenditures, a year to date underage of \$7,945 (4%).

All planned contributions to the reserve account have been made this year.

All owners are current on dues.

The Board and Management discussed major areas of year to date expense variance.

2016 Proposed Operating Budget

The 2016 proposed budget was presented. Overall, there was no change to monthly dues proposed and the annual contribution to the reserve account was projected to increase by \$6,000 due to the Television programming expense savings. Individual line items of the 2016 proposed budget were reviewed. Upon review, Stephanie Anglo made a motion to approve the 2016 budget as presented. Jill Watt seconded and with all in favor, the motion carried.

SRG presented the capital reserve plan to the owners. The Board uses this plan as a tool and it is a continuous work in progress. It is used to monitor future planned expenses. Future projects were discussed and Owners were encouraged to let the Board or SRG know if they notice any items that are in need of attention.

VI. OWNER FORUM

- A. Pool and hot tub surfaces – The pool and hot tub surfaces are on the capital plan schedule to be addressed in 2016. It was noted that there is a spot on the pool surface where “rebar” is showing through. The area will be monitored closely.
- B. Individual unit water shut off valves – A question was asked “are there individual shut offs for the water in units”. SRG will investigate and get back to the requesting owner.
- C. Smoking in the Building - Owners stated that smoking odors have been noticed inside of the building, coming from inside of units. Owners are asked to remind their renters that smoking is not permitted in the common areas. Owners are encouraged to contact SRG when this happens so the proper action can be taken.
- D. Garage Drains - The garage drains seem to be draining unusually slow. SRG will investigate, and have drains cleared.
- E. Dead tree - There is a dead tree on the front of the property (nearer to Autumn Brook.) During their work in the area they mentioned they would have tree removed. SRG will contact Xcel to have them remove the tree.
- F. Unit Interior Paint and Wood work – Owners discussed the interior unit paint colors and wood work. SRG will work to obtain original “color files” and distribute them to the Owners and post them on the website.
- G. Unit Windows and Doors - Owners discussed the windows and doors that are currently in units at the complex. An Owner noted that applying “303 Protectant” to window and door weather stripping helps keep the weather stripping fresh and functional. At the next Board of Directors meeting, pre-approved windows and doors will be discussed.
- H. Seasonal Reminder - A mailer will be sent to owners and all rental management companies with House Rules. Included will be that any “Nuisance” (that which may cause an inconvenience for others) is restricted. This includes but is not limited to; loud or excessive noise, odors from smoking, not respecting quiet hours, etc...

VII. ELECTION OF BOARD MEMBERS

The term for Board member Roger Boltz is up for renewal. Roger is willing to serve another term, and will remain on the board. Frederick Sherman volunteered to fill the role of the vacant board position. Fred’s position holds a 1 year term and is set to renew in 2016.

VIII. NEXT MEETING DATE

The next Annual Meeting was scheduled for Saturday, November 5, 2015 at 2:00 pm.

IX. ADJOURNMENT

With no further business, at 3:10pm the meeting was adjourned.

Board signature:_____

Date:_____