

**ORO GRANDE LODGE HOMEOWNER ASSOCIATION  
ANNUAL MEETING MINUTES  
November 4, 2017**

**I. CALL THE MEETING TO ORDER**

Katie Kuhn called the Oro Grande Lodge Homeowner Association Annual Meeting to order at 1:58 p.m. on Saturday, November 4, 2017 in the Oro Grande Lodge lobby.

Board Members Present were

Lorna Kennedy (#305)  
Matthew Gaunt (#203)  
Fred Sherman (#201)  
Meryl Littman (#200)

Owners Present were

Lawrence Slade (#204)  
Craig Boroughs (#209)  
Amanda Acker (#212)  
Stephanie and Louie Anglo (#214)  
Kurt Peters (#308)  
Craig Walsh (#312)  
Jill and Glenn Watt (#401)  
Peggy and Frank Gariepy (#402)

Owners Represented by Proxy were

Lindhome (#206)  
Lievens (#211)  
Mullin (#216)  
O'Hare (#301)  
Ware (#303)  
Guntren (#307)  
Wilder (#310)  
Kelso (#313)  
Bair (#315)  
Hauer (#403)  
Donner (#406)  
Kelley (#409)  
Benke (#410)  
Boltz (#414, 416)

Representing Summit Resort Group was Kevin Lovett and Katie Kuhn.

**II. ROLL CALL / PROOF OF NOTICE**

With 12 units represented in person and 14 by proxy, a quorum was reached.

### **III. APPROVAL OF PREVIOUS BOARD MEETING MINUTES**

Stephanie Anglo made a motion to approve the minutes from the Annual Meeting held on November 5, 2016 as presented. Art Littman seconded and the motion carried.

### **IV. PRESENTATION BY BOARD AND MANAGEMENT**

Katie Kuhn presented the following:

Completed Operating Items- In addition to the routine maintenance and upkeep of the building, the following operating items were completed:

- Exterior window washing
- Annual fire alarm testing and inspection
- Annual fire extinguisher inspection
- Annual elevator inspection
- Leak repairs due to frozen pipes
- Snowmelt system repairs
- Leaking pipes in garage repaired
- Drain cleaning in garage
- Roof inspection
- Heat tape repairs
- Garage door repairs
- Mechanical system maintenance and inspections
- Replaced pool light bulb
- Pool dehumidification repaired

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

- New LED pool lights installed
- Pumps replaced
- Boiler heating system flushed
- Tiles cleaned in ski locker room
- Stucco repaired
- Glycol added to fire system
- Pool and spa re-plastered
- Furnace controls replaced for hallway heat
- New luggage carts ordered
- Emergency lights replaced
- Crack sealing
- Parking lot line striping in front of building
- Heat tape replaced

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

- Exterior trim painting
- Parking lot sealcoating
- Pool room painting

Reminders for Owners:

- House rules – please review rules with family, tenants, and guests.
- Pets – only owners can bring pets to Oro Grande, owners must pick up after their pets.
- Parking – only one car per unit in the garage, and no trailers.

**V. FINANCIAL REVIEW**

Katie Kuhn reported the following:

September 30, 2017 close financials report that Oro Grande has \$9,679 in the Operating account, \$11,726 in the Alpine Bank Reserve account.

September 30, 2017 financials report \$218,013 of actual expenditures vs \$204,755 of budgeted expenditures, a year to date overage of 13,258 (6.5%).

Expense variance report;

Areas of significant expense variance include:

- 6240 Common Area Gas - \$5,324 over budget (We've since entered into a contract with significantly lower rates)
- 6270 Contingency - \$1,890 under
- 6360 Snow Removal - \$2,373 over
- 6660 Elevator - \$2,012 under
- 6661 Management Labor - \$4721 over
- 6662 Supplies and Contractor Support - \$4,414 over
- 6663 Repairs and Maint (Mech) - \$1,056 under
- 6730 Service Agreement (Pool) - \$1,021 over

A/R is good, all owners are current on their dues!

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

The 2018 Board approved budget was reviewed to include a 3% dues increase and the following line item changes:

Tax Return / Acct fee	<b>No Change</b>
Brd Fees	<b>No Change</b>
Mgmt Fees	<b>No Change</b>
Office Suppl	<b>No Change</b>
Cable TV	<b>Adjusted per actuals, 5% Increase Effective Oct</b>
Internet Service	<b>Adjusted per actuals, 5% Increase Effective Oct</b>
CommElec	<b>Increased \$502 per actuals</b>
CommGas	<b>No Change</b>
Contingency	<b>Decreased \$1,300</b>

SnowRemov	<b>No Change</b>
TrashRemov	<b>No Change</b>
Water	<b>No Change</b>
Sewer	<b>No Change</b>
WindWash	<b>No Change</b>
FireProtect	<b>No Change</b>
Elevator	<b>Increased \$296 per actuals</b>
Mgmt Labor -Maint, Repairs, Grounds, and Cleaning	<b>Increased \$1,200 per actuals and 5 year average</b>
Supplies&Contractors Support -Maint, Repairs, Grounds, and Cleaning	<b>Increased \$1,489 per actuals and 5 year average</b>
Rep&Maint- Mech	<b>Increased \$1,212 for qtrly boiler maint</b>
Telephone	<b>No Change</b>
Rep&MaintHT	<b>No Change</b>
SvcAgreeHT	<b>No Change</b>
Insurance	<b>Adjusted per actuals, 10% Increase Effective April due to recent claim</b>
Insurnace claim ded	<b>No Change</b>
ReplaceExp	<b>3% Increase (\$1,116)</b>

An owner asked if there would be savings for bundling the telephone lines with the cable and internet provider. SRG will look into this.

Art Littman moved to ratify the budget as presented. Kurt Peters seconded and the motion carried.

## **VI. OWNER FORUM**

- Owners commented that the building is very hot. Kurt Peters from unit 308 stated that his unit is always 78 degrees, even though the heat is off. SRG and Breckenridge Mechanical have visited his unit three times to identify the cause and have not found any extenuating circumstances for the heat. It was recommended that owners keep their blinds closed and pilot light off to reduce the heat in the unit.

Kevin Lovett explained that the building has two main heating systems – one for the units and one for the hallways. The hallway heat is set to 65 degrees and the homeowners control their in-unit heat.

Art Littman said he may know someone who can help analyze the building systems to identify why the building is hot. Robert Welch also stated he may be able to help, and recommended that the HOA commission an energy audit through their gas

provider. SRG will provide Art and Robert 24 months of gas bills and plans of the building plumbing for their review.

It was noted that the building is cooler than it has been before, and SRG and the Board have put a lot of time into understanding the mechanicals of the building. Breckenridge Mechanical also has an in-depth understanding of the systems, and will work with the HOA to bring the temperature down.

- The pool room is scheduled to be painted in 2018. Owners agreed that the pool room is very loud and echoes when people are in there. An owner requested that SRG get pricing on noise dampening material when the painting is done next year. The unit owners above the pool said that they cannot hear the noise while in their units.
- There are several doors around the property that need maintenance, including the fire door on the ground floor through the ski locker room, a man-door in the garage, and the second-floor hallway door that has de-laminated. SRG will have a door company repair all doors with issues, and get a bid for replacement on the second-floor door as well.
- The bike racks are getting crowded and should be cleaned out. An owner suggested installing vertical bike racks and assigning spaces to each unit. SRG will get pricing and order new bike tags.
- Unit 402 noticed a hole in the stucco near his unit that needs repaired.
- There is some drywall chipping on the second floor where the flood damage was repaired. SRG will see if it is related.
- Owners stated that it is dark at night by the lawn adjacent to the pool room, and asked if motion sensor lighting could be installed. SRG will get pricing.
- Owners were reminded to tell their rental property managers to follow the rules. SRG also sends a mailer to the local companies to remind their guests of the rules as well.
- Tenants bringing pets and people not picking up after their pets is still an issue. Stephanie Anglo asked that SRG install two signs in the common dog areas stating to pick up dog waste.
- Some owners have cracked decks and would like to know who is responsible for repair. SRG will check the governing documents and include in post meeting mailer.
- There are low spots in the pool area decking where water will pool during heavy use. SRG will look into possible repair options.
- Owners were concerned about the garage door being broken and left open. Oro Grande has security cameras, and if owners see anything suspicious they should call the sheriff. SRG will get pricing to install an alarm on the exterior doors that will sound if they are propped open or do not shut.
- Owners were reminded to never leave trash in the garage or hallways.
- An owner mentioned that the Owner's Lounge is looking dated. Jill Watt, Meryl Littman, and Peggy Patterson will form a committee and make a recommendation to the board on upgrades for the Owner's Lounge.

- Fred Sherman pointed out that the roof will need replaced in 2022, and Oro Grande currently doesn't have the financing for it. One suggestion was to implement a special assessment every year equal to each unit's monthly dues amount. Art made a motion for Summit Resort Group to do a thorough assessment of the Association's financial position in regard to roof replacement, and make a suggestion to the Board for funding possibilities. Kurt Peters seconded and the motion carried.

**VII. ELECTION OF BOARD MEMBERS**

The terms for Board members Lorna Kennedy and Matthew Gaunt were up for renewal. Both would like to serve another term. Jill Watt stated that if there was an opening or a board member resigns, she would be interested in serving. Art Littman made a motion to elect Lorna and Matt to the board for three year terms. Kurt Peters seconded and with all in favor, the motion carried.

**VIII. NEXT MEETING DATE**

The next Annual Meeting was scheduled for Saturday, November 3, 2018 at 2:00 pm.

**IX. ADJOURNMENT**

With no further business, at 3:45 the meeting was adjourned.

Board signature:\_\_\_\_\_

Date:\_\_\_\_\_