

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
April 16, 2019

Board members Dodie Guntren was present in person, Fred Sherman and Steven Balthazor were present via teleconference.

Representing Summit Resort Group was Katie Kuhn.

- I. Call to Order** – The meeting was called to order at 9:05 am.
- II. Owner/Vendor Forum** – Kurt Peters and Mark Ware were present. Both owners were concerned about the hallway heat. Katie explained that the Board and SRG are aware of the heating issue and have been working towards a solution.
- III. Minutes** – Dodie made a motion to approve the minutes from the January 22nd and February 15th Board meetings. Fred seconded and the motion carried.
- IV. Financial Review** – Board and Management reviewed year to date financials as follows:
February 28, 2019 close financials report that Oro Grande has \$8,535 in the operating account, \$23,200 in the Alpine Bank reserve account.

February 28, 2019 financials report \$47,883 of actual expenditures vs \$57,922 of budgeted expenditures; which results in a \$10,038 favorable variance year to date.

Account Highlights

Areas of major underage/ overage:

Elevator - \$1,400 under

Mgmt Labor - \$2,007 under

Supplies and Contractor Maint - \$1,883 under

Pool – Repairs - \$1,100 under

Pool – Service - \$2,400 under

All reserve transfers have been made.

A/R is good, all dues are current (negatives are prepaid).

- V. Manager's Report** – The following managing agents report was presented:
Completed items:

- Annual DORA filing
- 2018 Taxes filed
- Saflok repairs
- Zone valve repair
- Repair leak on auto fill system for pool
- New camera and XVR installed
- Repair to fan on rooftop Reznor unit
- Boiler repairs from quarterly maintenance
- New rugs purchased and placed for common area
- Fire system repairs complete

VI. Ratify Actions Via Email

Dodie moved to approved the following actions via email. Fred seconded and the motion carried.

- 3/18/19 – Insurance, Sinks, Security Patrols (Approved)
- 3/28/19 – 2018 Tax Returns (Approved)

VII. Old Business

- There was no old business to address.

VIII. New Business

- 2019 Projects
 - Deck railings - \$5,000
 - Safloks - \$500 (Katie noted that Kaba is no longer manufacturing the MT Series lock, and will no longer provide parts or support after 4 years. Oro Grande will need to plan for lock replacement in the next few years. Katie put \$35,000 in the capital plan to account for this.)
 - Interior Painting - \$3,200 (stairwells and lobby)
 - Fire system - \$33,000 budgeted in the event the panel has a total failure and can't be repaired.
 - Glycol - \$2,000
 - Boilers – \$8,422 for the leaking heat exchanger should it need to be replaced
- All sinks and floor drains in the garage and fire sprinkler rooms will be jetted in the spring. There have been multiple sink back ups in the last few weeks.
- Future projects that the Board would like to tackle were discussed as follows:
 - Camera system – some owners have requested hallway cameras. The Board also thinks a good camera location would be the back door.
 - Hallway heat- Kurt Peters stated that he's been monitoring the temperature and it has ranged from 88-90° F through the winter. The Board explained that it's always been a hot building, and they've been working on solutions by trying the lower cost options first. Currently, the next step seems to be taking down the hallway ceilings on the 2nd and 3rd floors and insulating the piping. Breck Mech quoted roughly \$35,000 for the mechanical portion of the work, which does not include the drywall removal or repair. Fred mentioned that work of this level may require a permit or new plans, especially if the ceiling is converted to a drop ceiling instead of drywall. Fred asked Katie to reach out to the county and find out if there are plans available for Oro Grande. He believes these will be useful to a project manager who could tackle a project of this size.
 - Reserve study – Katie will get bids to complete a reserve study for Oro Grande.
 - Mare Ware noted that there is an area of stucco that needs repaired by his unit.

IX. Next Meeting Date

The next Board Meeting will be July 23, 2019 at 9am.

X. Adjournment

The meeting was adjourned at 10:23 am.

Board Member Approval

Date