

ORO GRANDE LODGE ASSOCIATION
Board of Directors Meeting
July 23, 2019

Board members Roger Boltz and Fred Sherman were present in person. Lorna Kennedy, Dodie Guntren, and Steven Balthazor were present via teleconference.

Representing Summit Resort Group was Katie Kuhn and Kevin Lovett.

- I. **Call to Order** – The meeting was called to order at 9:01 am.
- II. **Owner/Vendor Forum** – There were no owners or vendors present.
- III. **Minutes** – Fred made a motion to approve the minutes from the April 16th Board meeting. Roger seconded and the motion carried.
- IV. **Financial Review** – Board and Management reviewed year to date financials as follows:
May 31, 2019 close financials report that Oro Grande has \$11,581 in the operating account, \$16,070 in the Alpine Bank reserve account.

May 31, 2019 financials report \$124,121 of actual expenditures vs \$134,742 of budgeted expenditures; which results in a \$10,620 favorable variance year to date.

Account Highlights

Areas of major underage/ overage:

- Fire Protection - \$1,931 over
- Mgmt Labor - \$1,247 over
- Supplies & Contractor Support - \$3,504 under
- Repair and Maint - \$1,303 under
- Service Agreement (Pool)- \$1,200 under
- Insurance - \$1,125 under
- Reserve Transfers - \$5,142 under

We are two months behind on reserve transfers. These will be made up as funds allow! Steven was wondering why payables were so high and reserves transfers were behind, even though there's a favorable budget variance. Katie and Kevin explained that there are some months with a budget deficit, and some with a surplus. January and April have large deficits due to the quarterly billings that are due, which are evened out in the subsequent months.

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

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

Completed items:

- Cleared clogged drain in garage, sprinkler room, and 2nd floor kitchen sinks
- Repairs in 213 due to sink back up
- Tree and weed spraying
- Brominator repairs for spa
- Light replaced in hot tub

- Door replacement completed
- Heat turned off
 - The Board noted that this made a huge improvement in the temperature of the hallways. .

VI. Ratify Actions Via Email

Steve moved to approve the following actions via email. Fred seconded and the motion carried.

- Camera Request (Denied) 3-16-19

VII. Old Business

- There was no old business to address.

VIII. New Business

- SRG will have an additional lockbox cabinet installed next to the existing one.
- An owner requested approval to store her tricycle in the garage because it does not fit at the bike racks. The Board gave several approved locations for the bike. It was noted that the bikes on the racks are accounted for, but don't appear to get much use. Roger would like to have the racks removed in the winter to free up parking and help clear out any abandoned and unused bikes. He will draft a letter for the Board to review.
- A Resort Internet (RI) upgrade was briefly discussed. RI is proposing to upgrade the TV and internet at no additional cost to the HOA. The Board wondered if Comcast would be an option for Oro Grande or not. Kevin said he thought there was a wiring issue, making Comcast a very expensive option since they'd need all new cable.
- The Board approved the following window coverings: horizontal wooden blinds (same as existing) for windows, or tan roller shades. For the patio doors, white, ivory, or cream-colored vertical blinds or vertical cellular blinds are allowed.
- Two Reserve Study bids were reviewed. The Board would like to get a reserve study done next fiscal year when it is budgeted for.
- The heating system was discussed again. Fred went to the county and pulled the mechanical plans from the building permit. He found that Rader Engineering designed the mechanical systems and spoke with the engineer at Rader who worked on Oro Grande. The engineer confirmed that the piping isn't insulated which would likely contribute to the heating issue. The Board would like to have an RFP drafted and sent to Rader and other consulting firms for a cost to analyze the heating system and draft a report for recommended repairs and upgrades. The report would then be given to general contractors to review and provide pricing for the recommended work.

IX. Next Meeting Date

The next Board Meeting will be October 2nd at 9am. The annual meeting will be November 2nd at 2pm.

X. Adjournment

The meeting was adjourned at 10:11 am.

Board Member Approval

Date