

**GRAND LODGE WEST
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 15, 2025
CRESTED BUTTE & VIA ZOOM
3:00 P.M. (MT)**

Board Members Present: Salih Varoglu
 Scott Dobias
 Dave Robson
 Zeph Fogerson
 Tom Sturdivant

Management Company: Alex Summerfelt, Toad Property Management
 Bayliss Baker, Toad Property Management

At 3:05 p.m. Salih called the meeting to order. Alex confirmed there was a quorum. Salih explained the purpose of the meeting was to discuss internal furnishings for the units.

Salih explained in 2017 an email had been sent to all owners advising them of the make and model of a full size sofa approved by the Board and available, at a discounted rate, from Back at the Ranch. Any other sofa selection required Board approval prior to purchase. In the past keeping unit furnishings the same and similar to common area furnishings helped to retain the standard rating for rentals. As the building no longer operated as a hotel with a front desk the standard rating was no longer an issue.

Alex explained the Association's governing documents and the Board's ability to make Motions and Resolutions.

A unit had submitted a request for a different sofa and furnishings. Prior Boards had decided on a Western/mountain theme and the size of furniture. Alex stressed the need for consistency in approving furniture changes.

After a long discussion it was generally agreed the Board wanted to focus on safety concerns and function rather than specific design, color or material. The design of the sofa submitted by a unit owner (Unit 580) was acceptable subject to the larger sofa fitting into the space and allowing the refrigerator door to open.

Scott stressed the need to amend the Declaration of Protective Covenants to address recent changes to the building and the operation of the building. A vote of owners was necessary and Salih said the Board was waiting for David Firmin of Altitude Law to provide documents for the vote. Document changes would give West and East owners similar responsibilities and uses in accordance with discussions with the Town of Mt. Crested Butte and Colorado law. Once amended language was available the Board would review and then the document would be sent to all owners for review and vote.

No Executive Session was required.

At 3:42 p.m. Salih made a motion to adjourn the meeting. Tom seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management