

**GRAND LODGE EAST
BOARD OF DIRECTORS MEETING
TUESDAY, SEPTEMBER 23, 2025
CRESTED BUTTE & VIA ZOOM
3:00 P.M. (MT)**

Board Members Present: Salih Varoglu
Martyn Cooper
Lee Rosenbaum
Carla Pokrywka Cole
Matt Halvorson

General Members Present: Alex Haler, Units 412 & 414
Tim Rynders, Unit 123
Andrew Cannavo, Unit 111
Marilou Potenza, Unit 425
Addison Cilli, Unit 305
Russ Jennings, Units 307, 511 & 524
Tom Sturdivant, Unit 312
Ashlee Cresswell, Unit 216
Grant Abrams, Unit 304
Bradley Dakake, Unit 421
Al Vogel, Unit 315
Pat McGhee, Unit 409
Don Turk, Units 225, 205, 223, 515, 379, 381, 279, 281
Nadim Tannous, Units 107 & 519
D. Daniel Ziv, Unit 120
Martyn Cooper, Unit 417
John Rogers, Units 405 & 503
Troy Hazel, Unit 408
John Marks, Unit 413

Management Company: Alex Summerfelt, Toad Property Management

At 3:05 p.m. Salih called the meeting to order. Alex confirmed there was a quorum and notice of the meeting had been sent on September 15th and 16th.

Alex explained Toad would be completing some stucco repairs on the north eastern side of the building prior to Winter. CBMR, on behalf of the Commercial Association, were considering some sloping work to help with drainage adjacent to the building. It had not been possible to obtain bids from Dietrich or Lacy. Responsibility for the cost of the TCCA grading work was also being investigated. Painting on the first floor of the building was being researched and information would be provided to owners.

In accordance with requests from the Fire Department improvements to the east side elevator stack were being researched. More information would be available shortly.

Alex explained internet upgrades were underway in the common areas of the building. Once completed it would be necessary to enter units to check internet service if owners/property managers had recently reported issues.

Carla made a motion to approve the minutes of the June 10, 2025 meeting. Lee seconded the motion and it was unanimously approved.

Martyn made a motion to approve the usage of Reserve Funds for the fire and safety project. Attempts had been made to obtain a bank loan but due to unfavorable rates the Board favored using Reserve Funds. Carla seconded the motion and it was unanimously approved.

Alex explained August usage information had been obtained from most units. Toad would continue to follow up with the remaining units.

Alex reminded owners to not leave pets unattended in units. Smoking was not permitted in the units. Salih suggested asking owners if they would support a smoking ban in the entire building as well as within 25 feet of the outside of the building.

Alex reminded owners to complete the Indemnification forms prior to commencing work on unit remodels. Attempts must be made to limit noisy or dirty construction work to the offseason to reduce inconvenience to other guests/owners in the building.

Alex explained Sarah Potiker would be engaged to provide interior design suggestions for the common areas of the building. A "not to exceed figure" would be obtained for the cost of the interior design work by Sarah Potiker.

Alex said Western Slope Fire & Safety would complete some work in units to remove paint from the fire suppression equipment. Alex would coordinate with those owners.

Alex confirmed invoices were split between Commercial, East and West with Commercial responsible for 9.5% of the cost. Salih questioned if the 1.5% figure for Commercial was correct for some expenses shared by East and Commercial as 9.5% was required for certain expenses. Alex agreed to check that invoices to CBMR had been charged at the correct rate for the Commercial/East shared expenses.

Alex explained the Board had been discussing a Resolution to allow shared expenses, exceeding \$50,000 per project, to be invoiced directly to the entity to reduce the need to pay the full amount and seek reimbursement of those expenses. Concern was expressed that the figure of \$50,000 per project was too high. After discussion Carla made a motion to adopt the Resolution with the figure of \$25,000 per project. Matt seconded the motion and it was

unanimously approved. Alex confirmed the Resolution would be finalized and displayed on the website.

Prior to the meeting a draft 2025/2026 Budget had been distributed to the Board for discussion. Alex explained the various line items of the 2025/2026 Budget and said the Budget proposed a reduction of approximately 10% in Operating Dues. Alex explained the insurance claim was still underway for damage caused by the fire sprinkler system during the Winter.

Alex explained another increase in insurance premiums was anticipated at the next renewal. Town Center Association fees would probably increase by 5%.

Alex said the internet upgrades might allow Cable television to be removed from the Budget and television streaming would be possible throughout the building.

Alex explained parking lot patrol hours would be recorded as a separate expense and not included with other maintenance expenses. Changes to the Front Desk also reduced expenses. If the proposed amendment to the Covenants passed there would be further reductions in the Front Desk expenses and the only expenses would be for the Full Time Employee (FTE) who was onsite to deal with owner/guest questions.

Capital Expenses and Reserve Funds were discussed for 2025/2026.

Alex asked the Board to review the draft 2025/2026 Budget and get back to him with questions or changes. The 2025/2026 Budget would then be approved at a short Board meeting in approximately one week.

Alex explained there would be an open session with the general membership. Daniel Ziv encouraged the Board to share information with owners and involve owners in discussion about expenses as much as possible. Alex encouraged owners to reach out to Toad if they had not received their plastic owner parking pass. Individual short term rental managers would issue paper passes for guests. Some owners said they had encountered a problem getting their plastic owner parking passes from CBMR, their short term rental manager. Alex agreed to follow up with CBMR and passes could be replaced if necessary and CBMR would be asked to pay the fee for a replacement pass.

A request was made that future amendments to the governing documents be drafted so that owners would vote on multiple topics separately instead of having to agree with every change listed with one vote. Alex said the voting would close in October and owners were encouraged to vote. Salih explained the changes proposed in the amendment to the Covenants and said Town of Mt. Crested Butte approval had been received.

Carla suggested the CBMR parking passes, not yet released to owners, be discussed at the next joint Board meeting. Carla said the Board would continue to discuss more efficient methods of providing parking passes.

Long term rentals (LTRs) were currently permitted and a copy of the lease needed to be provided to the Association so it could be submitted on an annual basis to the Town. The Board would continue to monitor and discuss as allowing LTRs was currently on a trial basis.

At 4:57 p.m. Salih made a motion to enter Executive Session in accordance with C.R.S. 38-33.3-308(f) to discuss accounts receivables. Alex asked that everyone from the general membership leave the meeting. There would not be any decision making after the Executive Session. Matt seconded the motion and it was unanimously approved.

At 5:41 p.m. Matt made a motion to exit Executive Session. Martyn seconded the motion and it was approved by four with one not present.

Alex said the next meeting was scheduled for December 16, 2025 at 3:00 p.m.

At 5:43 p.m. Salih made a motion to adjourn the meeting. Matt seconded the motion and it was approved by four with one not present.

Prepared by Rob Harper, Toad Property Management