

**GRAND LODGE WEST  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 24, 2025  
CRESTED BUTTE & VIA ZOOM  
3:00 P.M. (MT)**

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

Management Company: Alex Summerfelt, Toad Property Management

General Members Present: Patricio Zambrano, Unit 277  
Lynda Broderick, Unit 475  
Kristen Kosnak, Unit 453  
Sarah Nichols, Unit 461  
Christopher Bailey, Unit 559  
Andrew Cannavo, Unit 156  
Jennifer Visitacion, Unit 571  
Robert Anderson, Unit 579  
Alma Juels, Unit 366  
Dave Masters, Unit 468 and 470  
Erika Grezeszak, Unit 581  
Anna Leigh Phillips, Unit 365  
Andrew Donlon, Unit 353  
Daniel Dennison and Sione Cocker, Unit 472  
Scott Crist, Unit 180  
Richard Smith, Unit 451  
Daniel Ahearn, Unit 268  
Bert Adams, Unit 255  
Bryce Miller, Unit 551  
Pat and Mary McGhee, Units 357 and 409  
Barb and Joe Saya

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 15<sup>th</sup> and 16<sup>th</sup>.

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 with the internet service.

Alex explained Toad would be completing some stucco repairs on the north eastern side of the building prior to Winter. CBMR 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.

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.

Salih made a motion to approve the minutes of the June 11, 2025 meeting and changing “abstaining” to “not present” in several motions. Dave seconded the motion and it was approved by three votes with one abstaining and one not present.

Salih made a motion to approve the minutes of the July 15, 2025 meeting. Dave seconded the motion and it was approved by four votes and one not present.

Salih made a motion to approve the usage of Reserve Funds for the unanticipated and essential fire and safety project. Dave expressed concern that it was a significant amount of money (approximately \$374,000) and suggested a special assessment or some other method to replenish the Reserve Account. Tom seconded the motion and it was approved by four votes and one not present.

Alex said three units needed to submit their nightly usage information and Toad would continue to follow up to collect those fees.

Alex reminded owners to not leave pets unattended in units. Alex explained only units on the first floor and some designated units on the second floor were pet friendly for guests. Owners were permitted pets in their units. Smoking was not permitted in the units, stairwells, etc. It was generally agreed to ask owners, via a survey, if they would support a smoking ban in the entire building as well as within 25 feet of the outside of the building.

Alex agreed to email owners with an update on recent changes regarding the removal of the front desk. Alex said a member of the Toad team would be in the office 7 days a week although hours might vary due to other work commitments.

Alex reminded owners to complete the Construction and 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 said questions or scope of work could be submitted to the Board for review via the Owner Portal in the AppFolio software.

Alex said the internet upgrades throughout the building were significant and all owners should notice a difference by the start of the Winter season.

Alex explained the Fire District had required all new unit entry door locks to be on a master system. Alex said work had started and legal counsel had been asked to determine if the work was an expense for specific unit owners or a general building expense. Owners would need to alert Toad if they made changes to their short term rental manager as that would necessitate an adjustment to the master system code.

Alex said interior painting bids had been requested by floor from several painting contractors. Some work might start during the offseason. Sarah Potoker, engaged for the interior design proposals, would be involved prior to any decisions being taken on the interior painting.

Alex explained the Fire District required some upgrades to the elevator stacks and that work would occur during the offseason. 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 said the East Board had approved a Resolution for future invoices for large capital projects, in excess of \$25,000, to be invoiced directly to the specific entity (East, West or Commercial). Some contractors might not want to issue multiple invoices and a revision could be made to the Resolution in the future if necessary. After discussion Salih made a motion to adopt the Resolution for separate invoices (East, West or Commercial) for capital projects in excess of \$25,000. Dave seconded the motion and it was approved by four with one not present. Alex confirmed the Resolution would be displayed on the website.

A special meeting would be scheduled. The meeting would probably be on October 16, 2025 at 3:00 p.m.

Prior to the meeting a draft 2025/2026 Budget had been sent to the Board. Alex explained the income and expense lines in the Budget and asked the Board to review and provide comment or questions. The 2025/2026 Budget would be approved at a meeting in approximately one week.

Alex confirmed the management of the pool was still being carried out by CBMR. The restaurant, pool and spa areas were owned by CBMR and the Association met regularly to discuss the commercial areas. Alex agreed to check that ground snow removal was completed by TCCA. The Association was only responsible for roof snow removal.

Cable television had been reduced in the 2025/2026 Budget in anticipation of the Board approving the removal of cable television and switching to just streaming services within the building. It would be discussed at the next Board meeting and Alex agreed to check with legal counsel if a vote of the Board could be taken if the subject was not identified on a meeting Agenda.

Parking Lot Patrol would be a separate line item on the 2025/2026 Budget. Alex suggested switching to a digital management system in the future for the parking lot instead of Toad manually inspecting vehicles and parking passes.

Alex reminded owners to vote on the Covenant amendment as that might further reduce labor expenses in the future. Ongoing expenses would be for the manning of the Toad office to answer questions or concerns of owners/guests but it was not operating as a front desk.

Alex explained the 2025/2026 Budget included a Reserve Fund allocation of \$74,166.72. Alex said the number was approximately 10% of operating expenses in line with expectations of lenders and insurers. The money would help to replenish the Reserve Account.

Alex confirmed a Capital Plan would be prepared prior to the annual meeting. Alex said the Capital Surplus would be discussed at the annual meeting and owners would determine if that surplus would be carried forward or refunded.

Salih explained CBMR had been the management company until April 2025 and Toad had been in place for the remainder of the year. It was anticipated Toad would be able to reduce operating expenses further in the future. The Association did have a lot of deferred projects to complete and Reserve Funds needed to be built up.

After a long discussion Alex asked the Board to review the 2025/2026 Budget prior to the next meeting in a week.

Salih thanked Toad for their assistance around the building.

Alex invited general membership on the call to provide comments or questions. Concern was expressed that owners who had CBMR/Vail manage short term rental operations paid towards a front desk but owners also paid, through Operating Dues, for the Toad full time employee. Alex explained a "yes" vote on the current ballot to amend the Covenants would remove the requirement to provide "front desk services" by the Association management company. Salih encouraged owners to vote on the amendment to the Covenants and if they had questions to reach out to the Board or Toad prior to the deadline in October. Salih said the Town had agreed to the elimination of the front desk operations and now an owner vote was required with at least 67% of owners approving the amendment to the Covenants.

Concern was expressed that some owners short term renting units through CBMR/Vail had not received sufficient income and at the present time CBMR was not willing to refund the amenity fees for two Summer months. Salih explained there were multiple short term rental management companies who operated in the building in addition to CBMR/Vail. Salih said there would be a special meeting on October 16, 2025 to continue the discussion about short term rental fees and explained CBMR/Vail had been aware of the changes well in advance. Alex explained CBMR/Vail had confirmed that effective September 1, 2025 they would begin collecting the amenity fee from short term rental guests. All CBMR/Vail guests had been paying a Resort Fee.

Salih explained CBMR had made changes to their front desk and created an office environment for the CBMR/Vail short term rental management team. A blank wall was in front of the area previously occupied by the front desk. Salih explained the history of the building and confirmed CBMR/Vail was an owner of space in the building.

Concern was expressed about the impact long term rentals would have on the building. Salih explained the Board would continue to monitor as long term rentals were a trial for 2 years.

Concern was also expressed about the removal of cable television as some people might not have a streaming service.

The Board was thanked for their work on behalf of the Association.

Alex explained owners not on the Board would need to leave the meeting prior to the Executive Session.

At 5:59 p.m. Salih made a motion to enter Executive Session in accordance with C.R.S 38-33.3-308(4)(f) to discuss delinquent dues and legal matters. Dave seconded the motion and it was approved by four with one not present.

At 6:11 p.m. Salih made a motion to leave Executive Session. Tom seconded the motion and it was approved by four with one not present.

The next Board meeting would be October 1, 2025 to adopt the 2025/2026 Budget. All owners were welcome to attend.

At 6:13 p.m. Salih made a motion to adjourn the meeting. Dave seconded the motion and it was approved by four with one not present.

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Prepared by Rob Harper, Toad Property Management