



THE GRAND LODGE
CRESTED BUTTE
HOTEL & SUITES

Grand Lodge Crested Butte Resort I Condominium Association
Annual Meeting Minutes

**Meeting held Tuesday, October 2, 2018 in the Grand Lodge
Crystal River Room, 6 Emmons Loop, Mt. Crested Butte, Colorado at 1:00pm (MDT).**

The meeting was called to order at 1:04 PM by Dave Robson.

A roll call was taken to establish a quorum.

The following Board Members were in attendance:

Dave Robson	President
Salih Varoglu	Vice President
Joel Benisch	Sec/Treasurer
Elizabeth Frith	Member
Bryce Miller	Member

Also Attending:

Greg Melear	Vice President – Lodging Division	CBMR
Heidi Fassel	Front Office Manager GL	CBMR
Jason Fries	Chief Engineer	CBMR
Heather Leonard	Director of Operations	CBMR
Apryl Zimmer	Owner Services	CBMR

The following Home Owners were in attendance:

In person

Joel Vosburg	Owner 555
Barb Saya	Owner 480
Bob Kimmel	Owner 269
Carolyn Roach	Owner 469/471/569/571

Mark/Jen case	Owner 451
Mary Varoglu	Owner

Pat McGhee	Owner 357/409
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Via Phone

Terry Ethington	151
Sheldon Drebot	263
Anne Goldberg	380
Kristen Kosnak	453
Dave Abram	479/481
Dave Foster	452/454
Norma Roath	580
Harmony Cummings	565
Francey Beall	563
Frank Castrogiovanni	552/554
Steve Robin Lilly	566
Perron/Schauermann	579/581

Quorum was established. Certification of Proxies.

Proof of Notice of Meeting

Notice was emailed and mailed to all Owners on September 18, 2018.

Approval Annual Meeting minutes 2017

Motion

Dave made a motion to approve the annual meeting minutes from October 3 2017. Elizabeth seconded the motion and motion passed.

2018-2019 Manager's Report - Greg Melear

See attached

2018-2019 Financials - Greg Melear

See attached

Joel Benisch mentioned that the program fee covers linens and replacement items.
Pat McGhee mentioned the Décor/furnishings survey language and suggested that Vail rework the language.

Bob Kimmel asked if there was a hotel at the base with AC, and who was the number 1 rated on Trip Advisor.

Heather responded Lodge at Mountaineer Square to both.

She also mentioned that the resort is very open about the fact that GL does not have air conditioning.

The cost of AC at the GLW would be around 1.5 million.

Century Link is that internet provider.

Summary of definitions to the Year End Financial Statement.

Unrestricted Fund is the operating fund, the restricted fund is the Capital Fund, and Deferred revenue is that which is booked and completed by the end of year.

Old Business

Unit Upgrades and replacement items

The board has attempted to understand the declaration and its application towards refreshing the units.

The board deemed the direction from the owners as focusing/prioritizing items based on need, at a cost of about \$2000.00 per year.

Pat McGhee mentioned that the replaceable items should be assigned based on the list and purchased as needed.

Bob Kimmel said he never heard the \$2000.00 per year. He thinks the timeframe should be less.

Joel mentioned to post replacement items on the website for purchase by make, model and manufacturer. The purchase could be one or all. Mark Case voiced his concern regarding revenue equalization in regards to those who update. Heather mentioned that there will have to be a rating system at that point.

Joel mentioned that the Bylaws would have to be amended to allow for a rating system.

Elizabeth read her letter.

See attached

Roath mentioned she inspected her units and thought that she needed a new couch, so she purchased one.

BATR warranty issue discussion ensued.

Salih mentioned his BIO

See attached

He wants one list of replacement items. He mentioned that he felt the \$2000.00 amount was mandatory to keep everything the same. He is looking for a controlled replacement of fixed items.

Dave mentioned that the GLE has an FF&E for these items whereas GLW does not.

Board agreed that uniform does not mean identical.

Joel Benisch mentioned \$2000 per year to replace items assigned by the board listed “mandatory replacement” and the moveable items get listed as optional on the website for purchase.

Mark and Jen Case and Elizabeth Frith would like to see a unit wide refresh done all at once.

The options for the \$2000.00 allotted for the refresh are as follows:

1. The board will pick the most needed items and replace.
2. The board will publish and maintain a list for everything moveable to be replaced if desired or needed. All non-moveable items listed by board will be required to update within 3 years.
3. Entire unit refreshed within 1-2 years.

The majority voted on option two. The board will work implementing option 2 for the refresh.

New Business

See attached packet

Meeting on Oct 4th with GLE and carpet representatives.

Joel Vosburg asked about what carpet would be done by spring?

Tile and carpet discussion ensued.

Heather mentioned that GLE was able to split the cost within their budget.

Joel also mentioned that the flat part of 563 had calcium built up on stucco. Jason mentioned that the only way to fix that would be to paint it.

Joel also mentioned 561 window encasement needed to be addresses. Jason will look into it.

Salih personally thanked Joel Benisch on his work on the budget.

MOTION

Dave made a motion to ratify the GLW budget as presented. Bryce seconded the motion and the motion passed.

ELECTION

Mark case submitted his name for a board seat. Salih withdrew his name for the running.
BIOS attached.

MOTION

Dave made a motion to elect Mark Case to the board. Motion in the room passed.

Q&A

It was asked why pets are only allowed on first and second floors.

Less accidents, better control of dog issues. Do not want pets riding the elevators.

Revenue equalization comparing upper level floors to pet units equaled out. Some owners expressed the desire to be a pet unit.

Unit 178 would like revision of pet fee policy and fee scale.

Joel Vosburg would like to see the new HOA agreement with Vail Resorts when it becomes available, and also mentioned the need for Woodstone Grille to be open all day.

Greg mentioned that staffing and housing issues plagued culinary as well as other entities this season.

Greg also mentioned that currently the board has 10+ board meetings per year, when most board have one every quarter. This amount is also more than the declaration specifies.

Recycling was mentioned as something that is being researched resort wide. It takes one extra staff member to combine and sift recycling daily.

Dave Abram thanked the current board for all of its hard work.

ESTABLISH NEXT MEETING DATE

The next meeting is set for October 1 2019 at 1:00.

MOTION

Joel made a motion to adjourn.

Adjournment 5:30PM MDT.