



THE GRAND LODGE
CRESTED BUTTE
HOTEL & SUITES

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION
Board of Directors Meeting - January 7, 2020 - 4PM – 6PM Mountain Time

Board of Directors

Dave Robson	President	Term 2017 - 2020
Bryce Miller	Board Member	Term 2019 - 2022
Joel Benisch	Treasurer/ Secretary	Term 2017 - 2020
Salih Varoglu	Board Member	Term 2019 - 2022

Absent

Elizabeth Frith	Board Member	Term 2017 - 2021
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CBMR

Heather Leonard – General Manager
Jason Fries – Senior Building Manager
Bill MacFarlane – Senior Director of Lodging
Seth Tucker – Property Manager

Owner

Gregg Miller - 551

Minutes

Call meeting to order and establish quorum

Dave Robson calls the meeting to order at 4:14pm and quorum established

Approve meeting minutes

1. 9.17.2019

Dave questioned the comment that CBMR has given the HOAs until 2020 to replace the phone system. Seth clarified that we would be seeking bids but that the meeting minutes only reflected that this was the cut-off date. Bill clarified that, while the Grand Lodge HOA owns the system, it cannot stand alone.

Motion – Dave made a motion to approve the September 17th, 2019 meeting minutes as is.

Second – Bryce Miller
Vote – 3 in favor

Resolution – Motion pass unanimously.

Action Item – Seth to add discussion of phone system under new business to next quarterly board meeting.

Manager and Financial Report

- GL received an electric credit for \$2,058 for installation of LED lights.
- Starting in 2020, there will be a monthly HOA walk around with a checklist that will be presented at quarterly board meetings.
- A quarterly newsletter from CBMRPM will be sent out to owners. Board members will be invited to include a bio.
- All three GL HOA presidents had a conference call yesterday to increase and improve communication. The three presidents will communicate rather than the three boards at this time.
- Holes in the hot tub have been patched, but we are looking into the cost of resurfacing the pool / hot tub.
 - Independent company repaired hole but highly suggested resurfacing the hot tub.
 - We are at 12 years since last resurfacing and standard is 7 years.
 - Repaired hole was near a jet, and other jets may see similar wear and tear.
- The last Grand Lodge Reserve study was last completed in 2016 and CBMRP is proposing a new reserve study prior to budget season to ensure all GL HOA budgets are aligned on capital projects
- Capital project updates
 - Fitness center upgrade – PO completed and payment rushed. Delivery anticipated at 6 weeks.
 - DirectTV – working with Albright on final contract details before signing.
 - Onity Upgrade – Signed contract was just received back from Onity. Payment rushed to them. Also reached out regarding installation and delivery.
 - Pool furniture – CBMRP will have options to present to board at March meeting so that they may be purchased prior to summer season.
 - Lobby furniture – this is a topic that we'd like to begin discussing with all three HOAs. Should the HOAs consider creating a design committee? Seth asked how the GLW HOA board would like to consider moving forward with this project. Board consensus was to consider reaching out to a designer who presents options that meet with the current theme.

Action Item – CBMRP will provide bids for lobby furniture to be presented at next meeting.

- Business Center – Only one bid has been received to upgrade the equipment. Bid presented in board packet. Seth asked for board feedback on which level of support the GLW board would like to approve. Seth asked for preferred option and secondary as other HOA boards need to weigh in. Joel suggested the HOA buy Microsoft outright and that they go with the per-request support option.
- Aging HOA accounts – Seth will be bringing to HOA meetings the aging report of the units in the HOA. As of Jan. 1st, there were no accounts 30 days past due. There are 30 that are 60 days delinquent. Collection letters will be sent out. Interest is now being charged to any accounts that are now delinquent. We are continuing to work with owners to move them to ACH and educate on access to the portal.

Action Item – CBMRP will determine if these owners who are delinquent have their units on the market.

- Budget variances
 - Dave Robson asked if there were any questions on variances; there were none.

Old Business

1. Designer update
 - a. There was a phone call with Sefra yesterday. Seth clarified that there was a question regarding overall cost. Dave said that it concerns him that she is prepared to be the supplier of product but not labor costs. What's the break-down between material and labor if you're going to do a full refresh on a unit.

Action Item – Board to reschedule phone call with Sefra for later in the week and discuss revisiting scope of work and what budget should be without the labor and disposal.

New Business

1. Election of Officers – 1 year officer term
 - a. President – Dave Robson
 - b. Vice President - Salih Variglu
 - c. Treasurer/ Secretary – Joel Benisch

Motion – Dave Robson made a motion to for Dave Robson would maintain role of president, Salih Variglu would take on Vice president and Joel Benisch would remain as Treasurer/secretary.

Second – Joel Benisch
Vote – 4-0

Resolution – Motion passes unanimously.

2. Board member terms
 - a. Bill MacFarlane suggested that the bylaws be updated to reflect term changes.
 - b. Bryce, Elizabeth and Salih were elected at this year's annual meeting. Bryce and Salih have terms that expire in October 2022. Elizabeth expires in October 2021. Dave and Joel expire in October 2020
3. Mt. CB Short Term Rent License Update
 - a. No update on this.
4. Insurance renewal 3.1.2020
 - a. Current policies will expire up on March 1, 2020.
 - b. Mountain West will be providing a renewal bid, and we are seeking additional bids.
 - c. Joel Benisch asked that he be sent info so that he can bid on this and stated that residential property of all kinds is going up dramatically because of claims due to fires and floods.
5. HOA combined meeting – Presidents phone call scheduled on 1.6.2020
 - a. The GL board presidents had a conference call yesterday to discuss common concerns. The GLC will help drive conversation when there is a capital project in the common space. The next meeting will hopefully be held in person in March. There will be a joint meeting of board presidents twice per year.

Set FY 20 Meeting Dates

1. March 24, 2020
2. June 24, 2020
3. August FY 21 Budget Review (Suggested date – 8.11.2020)
4. August FY 21 Budget Approval (Suggested date – 8.25.2019)
5. Annual Meeting Friday October 16, 2020 at 1:00pm MT

Adjourn

Motion – Joel Benisch made a motion to adjourn the meeting at 5:40pm.

Second – Dave

Vote – 4-0

Resolution – Motion passes unanimously.