

Grand Lodge Resort II (East) HOA BOD Meeting

Thu, Jan 9, 2020 4:00 PM - 6:00 PM (MST)

Minutes

Attendance: The following Directors were present and acting:

Josh Hallman	President	Term expires 2021
David Cummings	Vice President	Term expires 2021 (Via Phone)
Salih Varoglu	Board Member	Term expires 2022 (Via Phone)
Kim Aronson	Board Member	Term expires 2020

Absent

Jim Greene	Secretary	Term expires 2022
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CBMR

Heather Leonard	General Manager
Jason Fries	Senior Building Manager
Bill MacFarlane	Senior Director of Lodging
Seth Tucker	Property Manager
Jared Martin	Maintenance Department Admin

Call to order and establish quorum.

David Cummings called the meeting to order 4:07pm and established a quorum.

Approve 10.10.2019 HOA BOD Meeting Minutes.

Motion – David Cummings motions to approve the 10.10.19 meeting minutes as presented.

- Second – Kim Aronson
- Vote – 4-Yes 0-No

Resolution – Motion passes.

Manager and Financial Report.

Managers Notes

- The Grand Lodge received an electric credit from GCEA for \$2,058 for the installation of LED lights in the Grand Lodge East and West hallways. This is part of GCEA's Commercial LED Lighting Rebate Program.
- Starting 2020 there will be monthly HOA walk around with a checklist that will be presented at HOA meetings and via email.
- Starting 2020 there will be quarterly newsletter from CBMRP management.
- There was a call of all three Grand Lodge HOA presidents this past Tuesday January 6, 2020 to initiate a conversation and relationship between the HOA boards.

- We have patched the holes in the hot tub and now we are looking at the possibility of resurfacing both to prevent future failures.

Action Item – CBMRP will get bids to re-plaster both the hot tub and pool.

Capital Project Updates

- Fitness center upgrade – Bill MacFarlane has signed the purchase order on behalf of all three HOA's. Received initial deposit invoice and processing deposit payment as a rush payment. The equipment should arrive within 6 weeks of them receiving payment.
- Direct TV upgrade – Confirmed Bill MacFarlane to sign. We are working with Allbright on the contract details.
- RFID Door Locks – We are waiting on Onity Locks to sign their contract as all three Grand Lodge HOA president have signed. This will allow us to process the initial deposit.
- Pool furniture - \$9,700.50 budgeted. We will have options to present to the board at the March meeting to have these purchased and in place by the start of the summer season.
- Lobby furniture - \$9,315 budgeted. We would like to begin discussing the timing of this project and how all three Grand Lodge HOA's can be involved.
- Business center – Currently only one bid has been received. Many IT companies are not interested in the small project. Please review the attached bid from Slopeside Technology. The Grand Lodge East portion would be \$1,154.92 for the equipment and \$43.50 annually for software. There are three levels of support, which need to be reviewed and agreed upon by all three HOA's. New office chairs have been ordered and are expected to arrive by 1.6.2020.

Aging HOA Accounts: As of 1.1.2020. There are zero accounts that are 30 Days past due. There are twenty seven that are 60 days delinquent. Operating - \$35,300.86 Capital \$7,664.51. Collection letters will be distributed to new accounts that are delinquent and follow up will be completed with those accounts who have already received notice. Please see the report at the end of the meeting packet.

FY 20 Budget Variances - November

Association Dues – Operating: \$2,359 under budget due to unpaid true up dues.

Association L&B Maintenance: \$1,412 over budget for the month. We had about \$1,120 in HVAC labor due to a hot water issue on the East Side. We have since replaced two circulation pumps and the hot water issue has been repaired.

Association Labor – Front Desk: \$2,432 over budget for the month. There were three pay periods and significant trainings including New Employee Orientation, Epic Service Training, CBMR Hospitality Welcome Back Orientation and Night Auditor trainings.

R & M Elevator: \$8,488 over budget for the month. This is a timing variance.

Cleaning – Common Area: \$2,117 under budget for the month. There were new staff and we are currently auditing the common area-cleaning checklist with new staff members who recently joined the team.

Fire & Low Temp Monitor/Safety: \$4,621 under budget. This is a timing variance

Utilities – Gas/Propane: \$1,213 over budget. November was a colder month than expected.

Utilities – Electric: \$1,507 over budget for the month. November was a colder month than expected.

Cable and Internet: \$3,532 over budget for the month. This is a timing variance.

Trash: \$1,070 over budget for the month. This is a timing variance.

New Business.

1. Election of Officers – 1-year office term.
 - a. President – Salih Varoglu
 - b. Vice President – Josh Hallman
 - c. Treasurer – Kim Aronson
 - d. Secretary – Kim Aronson
 - e. Board Member – Jim Greene

Motion – Josh Hallman motioned to nominate Salih Varoglu as President, himself as Vice President, Kim Aronson as Secretary/Treasurer, David Cummings as Board Member and Jim Greene as Board Member

- Second – Kim Aronson
- Vote – 3 -Yes, 0-No Salih Varoglu abstains

Resolution – Motion passes.

2. Board member terms

a. Salih Varoglu	President	Term expires 2022
b. Josh Hallman	Vice President	Term expires 2021
c. Kim Aronson	Secretary/Treasurer	Term expires 2020
d. David Cummings	Board Member	Term expires 2021
e. Jim Greene	Board Member	Term expires 2022

3. Window Treatment Discussion

Action Item - CBMRP will pursue the drape options and get bids to present at the March 24, 2020 meeting.

4. Mt. CB Short Term Rent Ordinance Update

- a. Seth Tucker mentioned that is no additional news regarding the town of Mt. CB resolution. An additional vote will conducted by the town at the next meeting.

5. Insurance renewal 3.1.2020

- a. CBMRP is seeking additional bids and will present these to the board via email when they are received.

6. HOA Presidents combined meeting – We are trying to schedule the next meeting for early March.

- a. Josh Hallman suggested that the main agenda item for this meeting be the combination of the HOAs as one single HOA.

Set FY 20 Meeting Dates.

- a. March 26, 2020 at 4:00pm MST
- b. June 25, 2020 at 4:00pm MST
- c. August FY 21 Budget Review (Suggested date – 8.13.2020)
- d. August FY 21 Budget Approval (Suggested date – 8.27.2020)
- e. Annual Meeting Thursday October 15, 2020 at 1:00pm MT

Adjourn.

Motion – Kim Aronson motions to adjourn the meeting.

- Second – Josh Hallman
- Vote – 4-Yes 0 - No

Resolution – Motion passes.