

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION
Board of Directors Meeting - June 24, 2020 - 4PM – 6PM Mountain Time

Meeting Minutes

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	Vice President	Term 2019 - 2022
Elizabeth Frith	Board Member	Term 2017 – 2021

Absent

CBMR

Jason Fries	Senior Building Maintenance Manager
Bill MacFarlane	Senior Director of Lodging
Seth Tucker	Community Association Manager
Jared Martin	Assistant Property Manager (Vacation Rentals)
Heather Leonard	General Manager

Owner

No owners in attendance.

Call meeting to order at 4:03pm with Dave, Salih and Bryce in attendance.

Approve meeting minutes

- March 24, 2020

Motion – Dave made a motion to approve

Second - Bryce

Vote – 3:0

Resolution – Motion passes unanimously.

Manager, Financial and Capital Report

- Seth presented the manager's report and financial recap as included in the board meeting packet.
- Seth updated the board on Gunnison County COVID-19 situation.
- Mt CB Town Center is hosting their annual meeting on July 8th at 1pm.
- Seth is working with the bids for the reserve study, which did vary. He is working to ensure that the scope of work that these bids cover is identical so the board can make the best decision on selecting the final bid.
- Capital projects
 - All capital projects were placed on hold, except for the RFID lock system, which was completed in the first week of June.
 - Phone system

- Seth provided a summary and detail of all bids.
 - CBMR recommends the Peak option. We have been advised against the cloud option. If the internet goes down, the entire phone system goes down. Bid now matches Tuck bid.
- Carpet / Paint
 - The board discussed whether the carpet / paint was suspended moving forward.
 - Bryce asked if Q1 and Q2 special assessment could be refunded.
 - Consensus was that the board would not refund these assessments at this time, but that the suspension of Q3 and Q4 special assessments would continue.
- Aging
 - Seth has emailed all delinquent owners. Some owners have stated that they do not plan to pay until their units sell. Other owners have stated that, without revenue, they do not have the cash to catch up on dues.
 - Seth reminded the board that garnishment of owners' rental income is not appropriate.
 - Joel suggested that, for any owner that states they will not pay until the unit sells, the HOA place a lien on the unit.
- Budget variance
 - Seth brought up that we are working on addressing the duplicate payment on the trash compactor. Joel stated that the accounting staff should immediately credit the duplicate payment immediately on the balance sheet so that the income statement looks proper.

Old Business

- Designer update
 - Dave stated he has had some contact from Sefra. The ball is in the board's court. She is switching from a contract to a statement of work.
- STR Ordinance and Legal Update
 - Dave reminded everyone that the town decided to exclude the Grand Lodge from the STR ordinance.
 - Salih stated that there would be no fee for Grand Lodge, Nordic Inn and Elevation because they are mandated to short term rent.

New Business

- Short Term Rentals and HOA Declarations
 - Dave brought up the short term rental split with CBMR. He acknowledged that short term rentals is not the business of the HOA, but he stated that, if the topic is beneficial to all owners, then it is acceptable for the HOA to look into. He would like to partner with CBMR and Vail to consider changing this in a fairly quick fashion.
 - Bill suggested that the board reach out to legal counsel for advice, as the D&O insurance may not cover the board for negotiating a separate split.

Set FY 20 Meeting Dates

- August FY 21 Budget Review - 8.11.2020
- August FY 21 Budget Approval - 8.25.2020
- Annual Meeting Friday October 16, 2020 at 1:00pm MT

Adjourn

Motion – Dave motions to adjourn the meeting.

Second -Salih

Vote – 5-0

Resolution – Motion passes unanimously.

Meeting adjourned at 5:21pm