

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Board Meeting

Tue, Sep 22, 2020 4:00 PM - 5:30 PM (MDT)

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
Billy Morgan	Building Maintenance Manager

Owner

No owners in attendance.

Call meeting to order and establish quorum

- Dave Robson called the meeting to order at 4:02 pm and established a quorum with 4 members (Bryce Miller who joined later at 4:25pm)

Approve meeting minutes

- June 24, 2020

Motion – Dave Robson motions to approve June 24, 2020 meeting minutes

Second – Joel Benisch

Vote – 4-0

Resolution – Motion passes unanimously.

Manager, Financial and Capital Report – Seth Tucker

- CBMR is planning on opening for winter operations for the 20/21 season.
- CBMR Properties team met with Reserve Study Company. 3-4 weeks out from draft budget then will be sent out for review to Board.

- Annual meeting announcement sent out to all Owners. Packet will follow prior to meeting. No board election interest except for Dave Robson.
- Pet Rooms
 - Car travel increased this year thus increasing pet travel. West has 1st and 2nd floors designated for pet units.
 - Heather mentioned that the Board must provide direction for pet friendly units. Would like history from Board and thoughts from the Board
 - Dave Robson mentioned that it was 1st floor initially. Can't recall if it was mandatory once 2nd floor was added. Salih remembered that he decided to go pet friendly for his 2nd floor unit, but had a friend on the 2nd floor who opted out of pet friendly. Elizabeth mentioned that any owner can bring pets, regardless of floors. Salih mentioned that only owners can bring pets, but not owner guests on any floor. Board agreed. Joel wants to know if any owner can have a choice, regardless of floor, if they are pet friendly. Dave notes that they aren't allowed on 3rd, 4th and 5th floor due to noise and allergens. Bill MacFarlane.

Decision: 1st floor West-side is required to be pet-friendly, whereas 2nd floor West-side is optional. An email will be sent by CBMR to 2nd floor owners on West-side for approval to be pet-friendly. Heather notes that there are two pets allowed per pet-friendly unit. Owners may have pets in any of their units, but not owner guests.

- Joel wants to know if there's an existing rule if pet friendly units are sold-out, do guests get turned away.
 - Heather says yes.

Action Item: Seth will send an action item list for common area issues for the board to review.

Capital Project Updates:

- RFID, Fitness center, stairwell painting and elevator operators are all being worked on. Seth would like direction for a new PBX phone system by Peak Communications.

Old Business

- Designer update
 - Dave signed contract with Sefra. The designer should have items to Board soon as she has already been working on the design.
- Grand Lodge West Owner RMA Conversation Update
 - Jared, Heather and Bill have been tag-teaming these meetings. Jared is working on getting additional owners scheduled for the near future.
 - Dave would like to have a slot on the annual meeting agenda for updates to all owners.

New Business

- FY 2020-2021 Budget

- Updates were sent out by recently by Seth. Management fee details, forecast operational surplus to keep dues flat to last year. Operations dues and Capital dues flat to last year.
- Seth wants to know what to do with \$70,000 surplus. Dave thinks that assessments will be restarted. Also thinks that surplus can be rolled back into the two quarters that were deferred. Bryce votes “NO” on restarting the special
- There was talk of rolling the operational surplus into Owner’s accounts.
- Board has agreed to suspend quarterly assessments. Joel has two questions:
 - Will board start collecting special assessments again at the start of the FY?
 - Will operational surplus be rolled into every owner’s account?

Motion Joel Benisch motions to restart the same assessment as in the past, beginning with the new quarter of FY and will continue to that until the whole job is paid for. The forecasted operational surplus from last year will be added to Owner’s accounts.

Second: Dave Robson seconds.

Vote: 4-1 - Dave votes yes, Joel votes yes, Salih votes yes and Elizabeth votes yes. Bryce votes no.

Resolution: Motion passes

- Salih wants to know if carpet and paint project will start in November 2021.
 - Seth noted that Jason and team will re-engage the communication with Hospitality Pro. 50% of project funds will be collected by November 1, 2021. Project will most likely start in Spring of 2022.
- Bryce asks what Vail’s plans for the mountain are. Will Umbrella and Uley’s be open?
 - Bill will send out communication with opening plans.
- Salih mentioned that pool-resurfacing was brought up in previous meetings.
 - Seth mentioned that was part of the Reserve Study and noted that it was a concern. CBMR will go off of what the study finds and recommend to Board.

Motion Dave motions to approve budget as presented knowing the changes to the special assessment as noted in previous motion.

Second Salih Varoglu

Vote 4-0 (Bryce left the meeting at this point)

Resolution Motion passes unanimously

- Elizabeth is asking about the process for Owners to contact management via the owner’s portal. Seth mentioned that the portal email inbox is checked then tickets are added into the work order system and followed up by maintenance.

Set FY 20 Meeting Dates

- Annual Meeting Friday October 16, 2020 at 1:00pm MDT
 - Seth would like a Board meeting directly after the annual meeting to determine officer positions.
- Seth wanted to know if CBMR can proceed with getting PBX phone system going. Board is ok with that.
- Seth did note that Gunnison County dropped to another leniency level.

- Dave asks Bill and Seth to reach out to counter-parts in other resorts to see what they are doing.
- Joel wants to know if there is a deadline for CBMR to start advertising hot tub/pool.
 - Bill mentioned that it would only take a week to get advertising back on the website. Elizabeth would like to have a “current status” for pool/hot tub on the website. Seth noted that CBMR will reach out to Best Practice groups within Vail Resorts.
- Salih inquired about deep cleans/inspections for off-season.
 - Heather noted that CBMR will plan on those when occupancy drops. She does not think all inspections/deep cleans will be done by annual meeting. Bill noted that occupancy is still too high to start deep cleans.

Adjourn

- Meeting adjourned at 5:29pm