

**ANNUAL MEETING OF MEMBERS OF
THE GRAND LODGE CRESTED BUTTE RESORT (West) CONDOMINIUM
ASSOCIATION**

Meeting Minutes

October 16, 2020 1:00pm – 3:00pm (MDT)

Dave Robson	President	Term 2017 - 2020
Salih Varoglu	Vice President	Term 2019 - 2022
Joel Benisch	Treasurer/ Secretary	Term 2017 - 2020
Bryce Miller	Board Member	Term 2019 - 2022
Elizabeth Frith	Board Member	Term 2017 - 2021

Absent - All board members were present.

CBMR

Heather Leonard – General Manager

Bill MacFarlane – Senior Director of Lodging – Phone

Seth Tucker – Property Manager – Phone

Jared Martin – Asst. Property Manager - Phone

Homeowners in Attendance

- Unit 153 – Salih and Mary Varoglu
- Unit 181 – Mountaineer Square LLC
- Unit 257 – Bryce Miller
- Unit 273 – Salih and Mary Varoglu
- Unit 275 – William and Amy Guthrie
- Unit 357 – Mary Byron and Pat McGhee
- Unit 368 – Rob and Gloria Artale
- Unit 370 – Mountaineer Square LLC
- Unit 372 – Howard Ewing and Jolita Frank
- Unit 373 – New Shoreham Rentals
- Unit 374 – Jim Nolte
- Unit 378 – Regina Perkins
- Unit 380 – Anna Goldberg
- Unit 452 – Derek Foster
- Unit 454 – Derek Foster
- Unit 456 – Carbon Creek LLC
- Unit 461 – Reagan Sorell
- Unit 463 – Gerald and Carolyn Roach
- Unit 465 – Reagan Sorell
- Unit 469 – Gerald and Carolyn Roach
- Unit 471 – Gerald and Carolyn Roach
- Unit 477 – George and Sharon Cofran
- Unit 551 – Bryce Miller
- Unit 552 – Frank Castrogiovonni
- Unit 554 – Frank Castrogiovonni

- Unit 561 – Martin and Elizabeth Frith
- Unit 563 – Kathryn Rafter and Francey Beal
- Unit 566 Steven and Robyn Lilly
- Unit 569 – George and Sharon Cofran
- Unit 570 – John Rogers
- Unit 571 – George and Sharon Cofran
- Unit 576 – Scott Dobias and Alexis Parton
- Unit 578 – Salih and Mary Varoglu
- Unit 579 – Traci Schauermann and Dan Perron
- Unit 580 – Joel Benisch

Homeowners by Proxy

- Unit 267 – Emin Asitanelioglu
- Unit 272 – Walt and Britta Commans
- Unit 279 - Don Turk
- Unit 280 – Dale Underwood
- Unit 281 - Don Turk
- Unit 351 – Frederick Carrington
- Unit 353 – Frederick Carrington
- Unit 367 – Bernard Weichsel
- Unit 379 - Don Turk
- Unit 381 - Don Turk
- Unit 375 – Milton and Vana Brislin
- Unit 453 – Derek and Kristen Kosnak
- Unit 480 – Joseph and Barbara Saya Trust

Call to Order and Introductions

- Dave Robson called the meeting to order at 1:19pm

Call roll and certify proxies and determine quorum

- Certified proxies and quorum established

Confirm Proof of Meeting Notice

- a. Emailed meeting notice to all owners September 16, 2020.

Approve Minutes of last year's Annual Meeting (October 26, 2019)

Motion – Dave Robson motions to approve 2019 Annual Meeting Minutes.

- Second – Salih Varoglu
- Vote
 - Yes – All
 - NO - 0

Resolution – Unanimous approval and motion passes.

Board Member Election

- John Rogers, Reagan Sorrell and Dave Robson gave introductions.

Manager and Financial Report

- Seth detailed the staffing breakdown for CBMR and winter operations.
- A Reserve Study has been completed and will be sent to CBMR to review, then will be sent to the Board for final approval.
- The AAA inspection has not occurred this year and we are not sure when it will happen due to COVID.
- The Woodstone will be open this year for a “marketplace” style restaurant for grab-and-go and there will be no seating in the Woodstone.
- Pool/Hot Tub/ Fitness Center still closed. Hoping to open for winter.

Fiscal Year 2020-2021 Budget with narrative and capital projects.

- Special Assessment is for Carpet and Paint.
- Joel Benisch mentioned that normally an increase in dues would normally happen, but not this year.
- Joel mentioned that the management agreement with CBMR partially funds the front desk and bellmen wages.
 - This was never charged prior to Vail Resorts acquisition. It is now being charged.
 - Seth mentioned that this budgeted item is for full staffing limits.
 - Seth noted that the billing for front desk wages are billed at the wages they are paid and not set amount per the Association Management Agreement.

Old Business

Unit Updates

- The Board interviewed a designer that could get the board a new package for a unit upgrade. Sefra Maples was chosen as the designer. This was delayed due to Covid but a contract has now been signed. Will have a design plan within the next few months.
- She will give the Board story-boards and the board will approve one that follows the “theme” for the property.
- Dave noted that if an owner sells the unit, that money will be returned or bought-out by the new owner.
 - Joel clarified that the buyer is actually obligated to pay the seller out for the assessment.
 - Dave Foster noted that the HOA can’t be responsible for returning assessment dollars to seller. The seller is responsible for ensuring that the money stays with the HOA.
 - Dave suggests that the Board clarifies this and send out a clarification to all owners.
- Sefra gave a brief introduction. Staff of 3 employees. Has done commercial and residential projects. She wants to know if carpet and paint should be the same as previous projects. Sefra works with a vendor that produces all materials out of the US. Worried about items going out of stock if she is going with individual vendors. Sefra can do anything, which is beneficial with working this individual vendor. Can have plans ready within a couple weeks, before Christmas. Sefra asked if paint and carpet will happen in 2022.
- Joel noted that a list of furniture will be needed ASAP and owners can piece together what they want. Dave noted that Fall of 2021 would be the time for owners to complete a bulk purchase. Sefra will get timing for delivery and board can work on when items need to be

purchased. Will be less expensive if owners can buy in bulk. One-offs will be more expensive.

New Business

- Owners' open discussion
 - Carolyn Roach wants to know where the designer located.
 - Dave Robson noted she is in Telluride.
 - John Rogers wants to know about the furniture list. Wants Back at the Ranch for all furniture upgrades. Noted that you are buying local and it's free delivery. CBMR coordinates with delivery.
 - Carolyn Roach noted that she had an issue with a couch that she received from BATR recently after it was delivered. One seam was ripped. Salih noted that Jason was able to repair it.
 - Dave R. noted that the designer could supply everything, including furniture.
 - Bryce thinks we should wait for Sefra, but thinks it's up to the owners.
 - Joel and Dave clarified that it is not up to the owners. Ultimately it's up to the Board. Owners can come to the Board with a proposal.
 - Elizabeth wants to note that the Owner's portal is great for entering work orders for repairs. She noted that owners cannot edit or cancel reservations. Requests that minutes and info be added to portal documents. Requests that owners look for anything needing repaired while in-house.
 - Salih is on East Board and wants to give updates on their meeting.
 - East side is considering 2nd floor pet-friendly optional rooms.
 - Pool/Hot tub discussion was brought up.
 - Each Board is discussing options for opening these.
 - Salih asked if owners can attend any board meeting.
 - Seth noted that they can.
 - Bryce hopes that pool/hot tub can be open.
 - Bryce noted that the Board voted on special assessment. Wants to know how owners feel about delaying special assessments. Dave Robson noted that the timing to get the project started was the reason for starting assessments now. If delayed, then assessment will be higher later on.
 - Joel wants to know if there are any objections to starting the assessments.
 - Carolyn Roach has 5 units and is OK with the assessment as long as income is coming in. Dave noted that is under consideration.
- Election of Board Members.
 - i. **Dave Robson and Reagan Sorrell have won the election.**

Establishment of next Annual Meeting Date

- a. Wednesday, October 13, 2021 1:00pm MST.

Adjournment

Meeting was adjourned at 2:57pm