

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION
Board of Directors Meeting - November 23, 2020 - 4PM – 6PM Mountain Time

Meeting Minutes

Attendance: The following Directors were present and acting:

Salih Varoglu	President	Term expires 2022
David Cummings	Board Member	Term expires 2021
Josh Hallman	Vice President	Term expires 2021
Matt Halvorson	Board Member	Term expires 2023

Absent

Jim Greene	Board Member	Term expires 2022
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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.

Salih called the meeting to order at 4:01pm and establish quorum.

Approve meeting minutes

- September 24, 2020

Motion –Salih motions to approve the September 24th meeting minutes as presented.

Second – David Seconds.

Vote – 3 ayes.

Resolution – Motion passes unanimously

Manager, Financial and Capital Report – Seth Tucker

- Covid-19 Update ○ 2 of 7 indicators met for Gunnison County.
- Reserve Study ○ CBMR Properties has received a draft, which will be reviewed by the team. The second draft will hopefully be sent to the board by the end of December.

Old Business

- TV/Wi-Fi Upgrade ○ Seth - Both of these contract have been signed and paper work is being completed for an install hopefully prior to the holidays.

New Business

- Pool, Hot Tub and Fitness Center Update ○ Seth – draft operating proposal was sent to board. Gunnison County public health has restrictions allowing 25% occupancy.
 - David wants to know what a “party” means in the proposal.
 - Salih thinks it should be occupants of a single room.
 - David asked when final draft of reserve study will be out.
 - Seth noted that once GLW is completed, the company will then work on GLE. Most likely a couple weeks.
 - Matt wants to know what rules/laws are being broken by opening the pool to all.
 - Bill noted that they are Colorado and Gunnison County health orders.
 - David asked who will be the pool attendant and who security is.
 - Heather noted that our common area cleaner would be the pool attendant.
 - Security has access to cameras, not front desk.
 - David asked if Front Desk could get access to monitor cameras.
 - Jason noted that it will take someone to constantly monitor.
 - David noted that the proposal states security doing checks starting at 2pm. ▪ Heather - This is actually 5pm.
 - Bill noted that the pool would be open 10am to 10pm. Guests would get 1 hour slots.
 - Salih would like a CBMR employee to let the guests in, not giving guests keys. ○ Seth noted that all 3 Grand Lodge HOA’s associations need to approve.
 - Salih asked about giving guests wristbands.

Motion – David Cummings moves to approve the plan provided by CBMR.

Second – Matt Halvorson seconded.

Vote – 3 ayes, 1 nay (Salih)

Resolution – Motion passes 3-1

Officer Elections

- David nominates Salih for President.
- Josh nominates David Cummings for Vice President.
- Salih nominates Matt Halvorson as Treasurer.

Motion – Salih Varoglu moves to nominate Salih Varoglu as President, David Cummings as Vice President, Matt Halvorson for Treasurer/Secretary, Jim Greene as Board Member and Josh Hallman as Board Member.

Second – David Cummings seconds

Vote – All ayes

Resolution – Motion passes unanimously

Window Coverings

- Jason and Heather have not been in contact with Hospitality Pros.
 - Seth will add this as an action item for the CBMR team and ask Heather or Jason to confirm that the quote is current, project can take place in the spring, and details of the project.
 - Jason noted that the valances could be removed from quote, but noted that work will be needed to fill the holes from the current valances.
 - David would like quotes for both options (valances and no valances).
 - Salih noted that assessments could be changed depending on quotes and timing of project. Seth noted that the board should not change the special assessments.

Unit Inspections and Chair Discussion

- Jason's team is working on getting inspections completed.
- Heather noted that some tables need to be replaced (about 13 in poor condition, 20+ in fair condition) as well. Salih asked if a quote could be requested for 15 new tables from Valiant. Heather noted that 18 units missing third chair, 22 units missing a desk chair. 133 chairs are in poor condition. Will need 150-170 new chairs. \$114 or \$119 per chair.
- Salih noted that if chairs were reduced to 5 per room instead of 6 that would eliminate about 100 chairs to be purchased. If chair count went to 4 chairs per unit, then the HOA would have extra chairs in stock that could be brought to room if guests requested. Salih is in favor of 4 chairs per unit and have the remaining good chairs in stock to accommodate.

Motion – Salih motions that Emmons rooms have 4 chairs, keep the good condition chairs in storage, then can decide if more chairs are needed to be purchased next year. **Second** – David Cummings Seconds. **Vote** – All ayes

Resolution – Motion passes unanimously

- Salih asked about lamps. Heather noted there are lamps that are in bad condition. Valiant has the existing lamps in stock. \$62.40 per lamp. \$54.40 per lamp without plugs. Salih is in favor of the lamps with the plugs.
 - Salih would like a number of lamps that are bad and get a quote to Board for approval for lamps with plugs.

Pet Friendly Rooms

- CBMR Properties will communicate with second floor owners about the opportunity to become a pet friendly room.

Checkout Lists

- Is there a list of checkout inspections if items are damaged by guests?
 - Heather - will send this to Salih.
- Jason noted that the inside of the pool and hot tub will need to be resurfaced, which can be put off until next summer.

Set FY 21 Meeting Dates

- 3 HOA Presidents meeting scheduled December 1, 2020.

- February 25, 2021 at 4pm MST.
- Annual Meeting Tuesday October 12, 2021 at 1:00pm MT

Adjourn

- Meeting adjourned at 5:11pm