

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Board Meeting

November 24, 2020 4:00 PM - 5:30 PM (MDT)

Minutes

Board of Directors

Dave Robson	President	Term 2020 - 2023
Bryce Miller	Board Member	Term 2019 - 2022
Reagan Sorrell	Treasurer/ Secretary	Term 2020 - 2023
Salih Varoglu	Vice President	Term 2019 - 2022
Elizabeth Frith	Board Member	Term 2017 – 2021

Owners

Martin Frith - 561

CBMR

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

Call meeting to order and establish quorum

- Dave Robson called the meeting to order at 4:03pm and established a quorum.

Approve Meeting Minutes

- September 22, 2020
- October 16, 2020

Motion – Dave Robson motions to approve the September 22, 2020 meeting minutes as presented.

Second – Salih Varoglu seconds

Vote – 5-0

Resolution – Motion passes unanimously.

Motion – Dave Robson motions to approve the October 16, 2020 meeting minutes as presented.

Second – Salih Varoglu seconds

Vote – 5-0

Resolution – Motion passes unanimously.

- Dave Robson would like the unapproved 2020 Annual Meeting Minutes posted to the owner portal.
 - Seth will add the 2020 Annual Meeting Minutes to the owner portal.

Manager, Financial and Capital Report

- Resort is scheduled to open on November 25, 2020.
- Xtream Wi-Fi internet upgrade contract is set to be signed and parts will be ordered.
- TV upgrade needs to be signed and project can start in December.

Old Business

- Designer Update
 - Dave noted that he received an update from Sefra last night with pictures of the items that have been chosen under two themes (rustic and modern).
 - Bryce thought the theme was agreed on “Western Mountain” not modern theme.
 - Dave noted that the modern theme is still “Western”.
 - Elizabeth noted that the dining chairs are nice, but metal could be heavy. She also thinks that the tables don’t look sturdy.
 - Salih noted that there are no prices on the items. Salih asked if Sefra had measured the current furniture to ensure the presented items will fit.
 - Salih noted the one owner looking to replace his chairs was sent an email by CBMR approving his new chairs purchase.
 - Dave noted that that should not have happened.
 - Elizabeth does not think these decisions should happen from board meeting to board meeting. Elizabeth thinks that people that have already purchased new chairs already have been grandfathered in.
 - Salih noted that the Board needs to get pricing from Sefra then make a decision.
 - Salih would like Dave to ask Sefra which state the items will be shipping from. Shipping costs will be added to prices.

Action Item - Dave Robson will work with Sefra to ensure measurements are correct and get pricing for the items with shipping costs.

- The board has asked CBMR to get number of chairs that are in bad shape and then pass off to Sefra for a quote for a smaller order.
 - Elizabeth disagrees and would not like to have different chairs in each unit.
- Salih noted that owners can still submit requests for one-off furniture.
- Elizabeth would like to know what repercussions are for owners who do not get approval for new furniture.
 - Dave noted that those owners may be required to purchase the approved furniture.
- Bryce wants clarification on theme on the “Western Mountain” theme, and not “Western Mountain Modern” theme.
- COVID Update

- Gunnison County has moved to a more strict level but resort and short-term rentals are still operating.

New Business

- Pool and Fitness Center Update
 - Seth - The Grand Lodge East board approved the proposal to open. The Grand Lodge Commercial owns the space and is seeking consensus of the residential HOA boards. There will be a meeting December 1st with the 3 HOA presidents to confirm consensus and make a decision.
 - Bryce would like to see the pool/hot tub opened.
 - Salih noted that one case of COVID at the pool would be easy for the HOA to fight in court, but multiple cases could be difficult for the HOA to fight the lawsuit.
 - Bryce would also like a waiver and have guests follow safety protocols.
 - Elizabeth doesn't like the idea of opening the facility this winter.
 - Salih does not want to see the facility open for at least a few more months.
 - Reagan wants to open the facility with the proper measures in place.
 - Dave doesn't think it's responsible to open the pool.
 - Bill MacFarlane noted that CBMR's priority is to keep everyone safe (guests, owners and staff). The pool is very small so it's difficult to distance. He noted that he recommends waiting until cases drop in the County.

Vote

- Elizabeth: No
- Bryce: Yes
- Salih: No
- Reagan: Yes
- Dave: No
- **Resolution: 3-2 to not open the pool/hot tub.**
- HOA Punch List Items
 - Commercial Association is responsible for Conference rooms and does not plan to upgrade anything yet.
 - Heather has been working on the gardening in the common areas.
 - Jason and CBMR are reviewing reserve study and will send to Board for review.
 - Seth noted that punch-list spreadsheet isn't specific to Grand Lodge West. Most items are split between all 3 Grand Lodge HOAs.
 - Elizabeth noted that it needs to be noted on the spreadsheet if it's all three HOAs. She also noted that some items are small and need to be addressed. (lights in elevator, chunk of broken sign in parking lot)
 - Elizabeth would like a status of all the items on the spreadsheet and whether they have been completed. She would also like this added to the minutes of each meetings, added to the meeting packets and added to the owner's portal.
 - Dave noted that there are different levels and the smaller, lower level items should be fixed ASAP.
 - Bryce wants the cosmetic items taken care of.

- Bill noted that the list will be updated and would like direction from Board on what is a priority to repair ASAP.
 - Elizabeth wants to add a few items to punch list: common lights around the pool, lights by GL sign are on all day, carpet hazard by backdoor.
 - Reagan also has a list that should be added to the main punch-list.
 - Elizabeth asked about the conference rooms and how it that work when one association doesn't want to do anything for items that are split.
 - Bill noted it would be solely the Grand Lodge Commercials decision as they own that air space.
 - Dave noted that large items should be taken care of, but smaller items don't need approval.
 - Dave noted that maybe a work session meeting needs to be had to focus specifically on the punch-list.
- Revenue Equalization
 - Heather is looking at this on a higher level, but doesn't have an update on what CBMR can provide to the board.
 - Other
 - Bryce asked about lifting the 24-hour hold before and after reservations.
 - Heather noted this will not change any time soon.

Motion: Bryce motions to suspend carpet and paint assessment for the ski season.

Second: No second.

Vote: N/A

Resolution: No second so no resolution.

Establish Next meeting Date

- February 23, 2021 at 4:00pm
- Annual Meeting - Wednesday October 13, 2021 at 1:00pm MT

Adjourn

- Meeting adjourned at 5:35pm