

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION
Board of Directors Meeting - February 25, 2021 - 4:00 – 5:00 PM 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
Matt Halvorson	Board Member	Term expires 2023
Jim Greene	Board Member	Term expires 2022

Absent

Josh Hallman	Vice President	Term expires 2021
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CBMR

Jason Fries	Senior Building Maintenance Manager
Bill MacFarlane	Senior Director of Lodging
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 established a quorum.

Approve meeting minutes

☐ November 23, 2020

Motion – Salih Varoglu motions to approve the November 23, 2020 meeting minutes as presented.

Second – David Cummings Vote

– 3 ayes.

Resolution – Motion passes unanimously

Manager, Financial and Capital Report

- Gunnison County moved to “Blue” level.
 - o The main difference is that the hot tub/pool can have 50% occupancy.
- Reserve Study o CBMR will make changes then send a draft out to the Board. Bill will also give a high level summary as well.
- Entry Carpet Repairs o ~\$1000 for the GLE portion o Goal to schedule the replacement directly after ski season.

Motion – Salih Varoglu motions to approve the expenditure for the entry carpet replacement.

Second – David Cummings

Vote – 4 ayes

Resolution – Motion passes unanimously

- Insurance Renewal o 2.2% decrease from last year. CBMR had Kinser move forward with the new policy.
- PBX Phone Install o Installation has been completed.
- Door Refurbish o 6-8 week lead time. Once doors arrive, they will be stained and replaced.
- Financial Variances o Fire/Low Temp Monitoring
 - ☐ Dave noted that the report states ~\$21,000 over budget.
 - ☐ CBMR will have to work with accountants on this variance, as it is not correct.

Old Business

- Tables Discussion o Tables are 30” high currently.

Motion – Salih Varoglu motions to purchase the 36” round table with the extended base.

Second – Jim Greene

Vote – 4 ayes

Resolution – Motion passes unanimously

- Window Coverings o No quote has been received yet.
 - o Heather will continue to follow up and update Board.
 - o Window Coverings, if we do not get confirmation in a timely manner, the board requested that Heather reach out to other vendors for additional quotes?
- Lobby Remodel
 - o Heather is looking into couch options for replacing worn out couches.
- TV Upgrade
 - o David inquired if the upgrade includes more kid channels.
 - o Heather and Jason will work to have those options, if possible.

New Business

- Pool, Hot Tub and Fitness Center Update o Still in the process of reviewing the status. Hoping to have these open by the summer.
 - o CBMR will put plan together with a targeted date of opening for Memorial Day Weekend - May 28th o Pool could be open within one week of decision by Boards.
- Colorado Common Ownership Interest Act (CCOIA) o 9 policies and procedures that HOAs should follow.
 - o Bid from Altitude Law to be in compliance with these policies will be \$494.

Motion - To approve the \$494 expense for Altitude Law

Second - David Cummings seconds

Vote – 4 ayes

Resolution – Motion passes unanimously

Set FY 21 Meeting Dates

- Next HOA BOD Meeting – May 27, 2021 at 4:00pm MST
- Annual Meeting Tuesday October 12, 2021 at 1:00pm MST

Adjourn

- ☐ Meeting adjourned at 4:53pm

Motion – Salih Varoglu motions to adjourn.

Second – David Cummings

Vote – 4 ayes

Resolution – Motion passes unanimously