

# **GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION**

## **Grand Lodge West HOA Board Meeting**

May 25th, 2021 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**

#### **CBMR**

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

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#### **Call meeting to order and establish quorum**

- Dave Robson called the meeting to order at 4:04pm and established a quorum.

#### **Approve Meeting Minutes**

- February 23, 2021

**Motion** – Salih Varoglu motions to approve the February 23, 2021 meeting minutes as presented.

**Second** – Dave Robson seconded

**Vote** – 3-0

**Resolution** – Motion passes unanimously.

#### **Manager, Financial and Capital Report** – See meeting packet

- Gunnison County will be going “Green” on Coronameter, meaning no restrictions in the County.
- GX scores took a slight hit from TV upgrade and some COVID protocols.
- **Capital Report**
  - Skylights have been tough to find the correct size for.
  - Make-up Air units completed and working.
  - PBX Phone System is installed.
  - TV System was delayed and will finalized soon.

- Unit door replacements should start next week.
- Removal of wooden structure is completed.
- Lobby rugs – looking at options currently.
- Lobby furniture – Back at The Ranch has good options. 20~ weeks

#### Old Business

- Designer Update (Heather – Sefra)
  - Board is reviewing ideas then looking into final pricing and figuring out how Owners can buy into this.
- Pool and Fitness Center Update – (Pool Rules – Bill/Heather)
  - Opening May 28<sup>th</sup>. Maintenance finalizing last minute work.
- Colorado Common Ownership Interest Act (CCOIA) – Board voted to approve 9 CCOIA required policies in meeting packet. (Bill)
  - Final draft sent out to Board. Needs Board to vote.
  - Bill would like Board to review and send feedback to Bill/Kat.
- Reserve Study Update (Bill)
  - HOA accounting is adding this to budget template.
- Action Item List Update (Jason/Heather)
- Special Assessments (Heather)
  - Better communication to homeowners on amounts and timing of billing.

#### New Business

- FY2021/22 Budget (Operating/Capital)

#### Establish Next meeting Date

- Next HOA BOD Meeting Tuesday, August 17, 2021 at 4:00pm MST
- Next HOA BOD Meeting Tuesday, September 21, 2021 at 4:00pm MST
- Annual Meeting - Wednesday October 13, 2021 at 1:00pm MST

#### Adjourn

**Motion** – Salih Varoglu motions to adjourn

**Second** – Reagan Sorrell seconded

**Vote** – 3-0

**Resolution** – Motion passes unanimously.

Meeting adjourned at 5:19pm MST.