

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION
Board of Directors Meeting - May 27, 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
Josh Hallman	Vice President	Term expires 2021

Absent

CBMR

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

Owner

Albert Vogel

Salih called the meeting to order at 4:03pm and established a quorum.

Approve meeting minutes

- February 25, 2020
 - Page two – motion to approve \$494 to approve expense but does not say who made motion. Salih made the motion and minutes will be amended.

Motion – Salih Varoglu motions to approve the February 25, 2021 meeting minutes with the one adjustment to motion name change to Salih.

Second – Jim Greene

Vote – 5 ayes.

Resolution – Motion passes unanimously

Manager, Financial and Capital Report

- Gunnison County will be going to “Green” tomorrow, 5/28/2021. Green means no more COVID restrictions in the valley.
- GX guest comments have dropped b/c of TV Upgrade and Pool/Hot Tub closures. Higher scores in staff friendliness.
- Logo'd will most likely be closed due to staffing and stocking issue. Considering bike storage in that location if retail shop does not open.
- **Capital Report**
 - Fridges and dishwashers are failing, but still have several replacements in stock.

- Window Replacement – looking at fall.
- Make Up Air Unit – Looking at September timeframe.
- PBX Phone System – Installed but slight issues with fire panel lines.
- DirecTV – Close to being completed.
- WiFi Upgrade – Install went well.
- Pool Skylights – Struggling to find replacement ideas.
- Unit Doors – Down payment made, 2-3 doors replaced per day once project starts.
- Lobby Furniture – Heather is working on options.
- Aging Process
 - Working with homeowners on how to access financials and how to pay for dues.

Old Business

- Pool and Fitness Center Update
 - All facilities will open tomorrow, 5/28/2021 with no restrictions.
- Colorado Common Ownership Interest Act
 - Board is looking at three items at a time. West side has yet to approved, but as they do Salih will update the East with decisions.
 - David Cummings inquired if these were going to be discussed offline.
 - Salih mentioned that is how the West Board is going about it.
- Reserve Study Update
 - Reviewing drafts and will create a 20-year capital plan based off the final document.
- Action Item List
 - List created with help from a West-side board member regarding maintenance items on property.
 - Kat, Bill and Maintenance will be working on a monthly report regarding action item lists.
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New Business

- Ceiling Crack 513
 - This unit has a large crack in living room ceiling. Jason Fries needs to know who is responsible for repairing this crack and other crack in other units. Maintenance found 148 cracks in 85 units.
 - Looking into a flexible piece that eliminates cracks in the future.
 - The Board would like CBMR to investigate who is responsible.
- FY2021/22 Budget
 - CBMR working on first draft and will present to the Board once completed.
- Window Coverings
 - Quote was sent. Valiant has measurements. The board is waiting for a second quote before the board makes a decision.

Set FY 21 Meeting Dates

- Next HOA BOD Meeting – Tuesday, August 24, 2021 at 4:00pm MST
- Next HOA BOD Meeting – Thursday, September 23, 2021 at 4:00pm MST
- Annual Meeting Tuesday, October 12, 2021 at 1:00pm MST

Adjourn

- Meeting adjourned at 5:10pm

Motion – Salih Varoglu motions to adjourn.

Second – David Cummings

Vote – 5 ayes

Resolution – Motion passes unanimously