

# GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION

Board of Directors Meeting - August 24, 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

## Owners

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Salih called the meeting to order at 4:00pm and established a quorum.

## Approve of Meeting minutes

☐ May 27, 2021

Motion – Salih Varoglu made a motion to approve the May 27, 2021 meeting minutes.

Second – Jim Greene seconded.

Vote – 5 ayes.

Resolution – Motion passes unanimously

## Manager, Financial and Capital Report – (See attached meeting packet)

☐ No changes to Covid restrictions in Gunnison County yet.

## Old Business

- Colorado Common Ownership Interest Act (CCOIA) – 9 Required Policies o Three policies have been approved by the Board. These are listed in the meeting packet.

Motion – Salih Varoglu moved to approve the previously email-approved policies which are the Conflict of Interest Policy, Investment of Reserve Policy and Reserve Study Policy.

Second – Josh Hallman seconded

Vote – 5 Ayes

Resolution – Motion passes unanimously

- Action Item List Update

### New Business

- FY2021/2022 Budget (Operating and Capital) o Capital
  - ☐ Jason Fries provided Capital Project update. (See meeting packet).
  - ☐ Bill MacFarlane noted that the Reserve Study was completed and HOA accounting is loading it into the budget.
  - ☐ Salih inquired about window coverings. Jason noted that bids have been received. Valiant can complete the project prior to the end of November.
  - ☐ Salih inquired about ceiling crack issues. Jason noted that the cost to fix these would be around \$500-\$1000 per unit. Bill will analyze the governing documents on this issue to see who is responsible for the fix (Owner vs. HOA).
- o Operating
  - ☐ Flat budget with 2-year averages prior to 2020 because of Covid.
  - ☐ Heather noted the front desk labor is what she needs to operate fully.
- North GCE Westside Doors
- FF&E Clarification o There is confusion as to what this fund covers.  
Action Item: Heather will reach out to Mark Sidell who will have more background on this fund. Bill will also review governing documents in more detail.
- o
  - LTR for Local Employees o Salih believes this issue started with Elevation using units to house employees. The town then offered this to the Grand Lodge to start using units as LTRs instead of requiring all STR.
  - ☐ The Town of Mt. CB offered Grand Lodge a 2-year waiver for units to LTR.
  - ☐ Salih noted that section 12.8 covers leases. Part (c) of this section lists a lease as no longer than 29 days. Salih believes that to open the Grand Lodge to LTR, this section would have to be changed. 67% of owners would need to approve of this change to the declaration.
  - ☐ Salih proposes that if this section changes that the Board sets an expiration of October 31, 2023 for this change.
  - ☐ Salih noted that the Town's waiver states that LTR's would be open to all Gunnison County employees, not just CBMR employees.
  - Action Item: CBMR will type up a full explanation of the issue and send to owners to review, including FAQs to alleviate the number of questions. Note that the Board is awaiting clarification from the attorneys.
  - ☐ The Town's resolution states that a long-term rental is anything over 90 days.

☐

- ☐ Bill recommended that a meeting could to be scheduled where owners can voice their opinions.
- ☐ After the informative email is sent out, Salih would like to set a date for the owner vote to be finalized.
- ☐ Salih noted that Rules and Regulations would need to be amended as well.
- ☐ The Board all agrees that they need to have Legal look at this issue.
- ☐ It was also noted that a limit of LTR units would be helpful.
- ☐ Potential Issue that were brought up:
  - What if Owner's LTR to someone not working in Gunnison County?
    - o Who enforces the employment verification?
  - Will there be a limit of LTRs in the building? A percentage?
  - What if the tenant quits their job in the middle of the lease?
  - What if East approves LTRs and West doesn't approve LTRs.
  - **Bill/Kat: Any other Issues?**

o Revise property rules and regulations to possibly include:

- ☐ LTR Pet Policy
- ☐ Maximum Tenants
- ☐ Amenities Access
- ☐ Parking
- ☐ Unit Inspections
- ☐ Master Lease

#### 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 5:34pm

Motion – Salih Varoglu motions to adjourn.

Second – David Cummings seconded.

Vote – 5 ayes

Resolution – Motion passes unanimously