

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Board Meeting

August 25, 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

Pat McGhee
Cynthia Griggs
Joseph Saya
John Rogers
Bryan Peterson
Rix Rixford
Walt Commans

CBMR

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

Call meeting to order and establish quorum

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

Approve Meeting Minutes

- May 25, 2021

Motion – Salih Varoglu motions to approve the May 25, 2021 meeting minutes as presented.

Second – Elizabeth seconds

Vote – 4-0

Resolution – Motion passes unanimously.

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

- Manager Report – See meeting packet
- Financial Report – See meeting packet

- Capital Report
 - Carpet and Paint scheduled for next spring.

Old Business

- Action Item List Update (See meeting packet)
 - Elizabeth inquired about the exterior garbage cans. Nothing has been approved yet.
 - CBMR will have the garbage can approval added to the agenda for GLE
 - Dave noted this should be for next year's capital budget.
- Curtains
 - CBMR will confirm with Valiant to see if it's possible to add any West side owners. If so, an email will be sent to all owners.
- CCIOA Policies & Procedures
 - Three have been approved, six remain unapproved.

Motion – Salih Varoglu motions to approve the three CCIOA policies that were previously approved by the Board via email. The three policies are the Conflict of Interest Policy, Investment of Reserve Policy, and Reserve Study Policy.

Second – Bryce Miller seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- West Tower North Entrance/Exit Doors
- SEFRA Update
 - Dave Robson noted that the coffee tables have a high cost and were rejected by the Board.
 - Dave gave a background for why Sefra was chosen for this project. Salih noted that owners can submit a request to purchase other furniture.
- Elizabeth inquired about having guest reviews presented to the Board at each Board meeting.

New Business

- FY2021/22 Budget (Operating/Capital) – (See meeting packet).
 - Final draft of Reserve Study will be added to the final budget draft.
 - No change in dues on initial budget draft.
 - Assessments: Will continue for carpet/paint until fully funded.
- FF&E Clarification
- LTR for Local Employees.
 - Dave updated everyone on the LTR situation. Section 12.8c notes that leases are 29 days or less.
 - The Town of Mt. CB waived the requirement for the Grand Lodge to only short-term rent.
 - Bill MacFarlane noted that CBMR is looking into Master Leases for various places so that we can house employees.
 - Salih noted that GLE agreed to present the change to the HOA attorney then present the info to the ownership to vote on changing the STR requirements.

- Salih has a list of issues for what needs to be answered by the attorney.
- Salih requested that CBMR create a FAQ document to send to owners if LTR is approved for GLW

Motion – Elizabeth Frith motions to request that the HOA board consult with our attorney relating to the recent LTR waiver granted by Mt. CB Town Council as to any actions or concerns we may need to consider prior to any decision made by the Board regarding the approval or disapproval of long-term rentals at the Grand Lodge.

Second – Reagan Sorrell seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

Note: Dave Robson wants to have a specific list put together to present to the attorneys.

- Revise property Rules & Regulations to possibly include LTL items:
 - Pet Policy
 - Maximum Tenants
 - Amenities Access
 - Parking
 - Unit Inspections
 - Master Lease

Motion – Dave Robson moves to table the following issues regarding the LTR discussion until the board has further has more instruction from legal: Pet Policy, Maximum Tenants, Amenities Access, Parking, Unit Inspections, and Master Lease.

Second – Salih Varoglu seconds

Vote – 5-0

Resolution – Passes unanimously.

Establish Next meeting Date

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

Adjourn

Motion – Dave motions to adjourn

Second – Bryce seconded

Vote – 4

Resolution – Motion passes unanimously.

Meeting adjourned at 6:27pm MST.