

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Board Meeting

October 11, 2021 4:00 PM – 5:00 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 2019 – 2021*

CBMR

Bill MacFarlane	Senior Director of Lodging
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 4:06pm and established a quorum with five Board Members present.

Approve Meeting Minutes

- August 25, 2021
Motion – Dave Robson motions to approve the meetings minutes from August 25, 2021.
Second – Salih Varoglu seconded.
Elizabeth noted that the terms are not correct on these minutes.
Vote – 3-1 – Elizabeth is the nay vote
Resolution – Approved by majority
- September 29, 2021
Motion – Dave Robson motions to approve the meetings minutes from September 29, 2021.
Second – Bryce Miller seconded.
Elizabeth noted that on the 8.25.2021 minute approval from 9.29.2021 was being tabled.
Vote – Salih and Bryce abstained. No vote.
Resolution – 9.29.2021 Minute approval is being tabled for now.

Old Business

- FY2021/22 Budget (Operating and Capital)
 - Elizabeth noted that the budget has an increase for \$6,000 and get bids for carpet & paint. Elizabeth noted there haven't been any bids presented yet.

- Bill MacFarlane noted that the Board is only approving a dollar amount for this increase, but can be changed based off the competitive bids CBMR will request from local vendors and submit to the board.
- Elizabeth noted that there are already attorney fees for \$250 and \$650. Elizabeth wants to wait until the annual meeting to ask owners if they want to increase the attorney fee line item.
 - Dave Robson noted that the Board are the ones that approve this line item, not the ownership at the annual meeting. Dave also noted that this line item was already increased from the last board meeting, and that it is the responsibility of the board to make this decision, not the homeowners.
 - Salih noted that the attorney fees that are already spent would hit this year's budget, not the upcoming budget that is being approved at this meeting. Salih also noted that sometimes these line-items will go over-budget, but this is the best guess for attorney fees at this time.

Motion – Salih Varoglu motioned to approve the budget as presented

Second – Dave Robson seconded.

Vote – 5-0

Resolution – Motion passes unanimously

- Dave motions to officially reappoint Salih to the board

Motion – Reappoint Salih Varoglu to the Board

Second – Bryce Miller seconded.

Vote – 4-0

Resolution – Motion passes unanimously.

- Salih will fulfill the remainder of his original term.

- By-Laws Amendment by Board

Motion – Elizabeth Frith motions to have the GLW HOA Board consult our HOA attorney to determine the legal status regarding the board of director's terms of office prior to the annual meeting and prior to any vote is taken by the board of directors to amend the By-Laws relating to the board members terms.

Second – Bryce Miller seconded.

Discussion

- Dave opposes and noted that the declaration notes 1-year terms. It was voted on previously that the board agreed to 3-year staggered terms. The reason was for Board seats not to expire at the same time. Dave sees no reason to talk to an attorney about this.
- Salih opposes and noted that this will be a waste of time and money. Salih noted that the bylaws go over terms. A vote was taken in 2019. The draft minutes show this vote for the 3-year term, all of which are staggered.

Vote – 1-4 (Elizabeth is only aye)

Resolution – Motion is voted down 4-1.

- Back to the LTR discussion. Bill noted that a motion is not needed to move forward with the attorney until the homeowners review and provide feedback on the FAQ and board explanation, then the Board will need to vote to hire the attorney to draft the amendment and voting documents.
 - Elizabeth wants the Waiver added to the meeting packet.

Motion – That the GLW Board formalize amending the bylaws as listed on the proposed Section 3 of the Bylaws presented by CBMR

Second – Bryce Miller

Vote – 4-0

Resolution – Motion passes unanimously with Director Frith abstaining

Motion – Dave motions that the board accept the information that was previously provided that shows Elizabeth expiring this year, Salih and Bryce expiring next year, and Reagan and Dave expiring in two years.

Second – Bryce Miller seconds.

Vote – Elizabeth and Bryce abstains – Dave votes Aye, Salih votes nay.

Resolution – Motion is voted down.

Motion – Salih motions to accept the decision that is documented in the draft Board Meeting minutes of January 2020 Board meeting minutes where it states Salih and Bryce expire 2022 and Elizabeth expires 2021.

Second – Dave Robson seconded.

Vote – 3-0, Elizabeth abstains

Resolution – Motion passes.

Establish Next meeting Date

- Annual Meeting – Tuesday, October 26, 2021 at 1:00pm-3:00pm MST

Adjourn

Meeting adjourned at 5:55pm MST.