

**ANNUAL MEETING OF MEMBERS OF
THE GRAND LODGE CRESTED BUTTE RESORT (West) CONDOMINIUM ASSOCIATION
Meeting Minutes**

October 26, 2021 1:00pm – 3:00pm (MDT)

Dave Robson	President	Term 2020 - 2023
Salih Varoglu	Vice President	Term 2019 - 2022
Reagan Sorell	Treasurer/ Secretary	Term 2020 - 2023
Bryce Miller	Board Member	Term 2019 - 2022
Elizabeth Frith	Board Member	Term 2017 - 2021

CBMR

Heather Leonard – General Manager
Bill MacFarlane – Senior Director of Lodging
Kathryn Loughan – Property Manager
Jared Martin – Asst. Property Manager
William Morgan – Building Maintenance Manager

Homeowners in Attendance – (See attendance spreadsheet)

Call to Order and Introductions

- Dave Robson called the meeting to order at 1:05pm.

Call roll, certify proxies and determine quorum

- Certified proxies and quorum established.

Confirm Proof of Meeting Notice

- a. Emailed meeting notice to all owners September 16, 2020.

Approve Minutes of last year's Annual Meeting (October 16, 2020)

Motion – Elizabeth Frith motions to approve 2020 Annual Meeting Minutes with date change on the minutes to 2020 instead of 2019.

Second – Bryce Miller seconded.

Vote – All ayes.

Resolution – Unanimous approval and motion passes.

Board Member Election

- Expiring 3 Year Term – Elizabeth Frith
 - Elizabeth Frith seeking reelection.

Motion – Salih Varoglu motions to elect Elizabeth Frith to a 3-year term starting today.

Second – Bryce Miller seconded.

Vote – All ayes.

Resolution – Unanimous approval and motion passes.

CBMR Manager and Financial Report – (See meeting packet)

- Bill MacFarlane noted that guests visiting indoor facilities must be vaccinated for winter season. He also noted that Vail Resorts has a mask mandate in place for all indoor lodging facilities.
- Heather Leonard reviewed guest service scores and real estate activity over past year.

Fiscal Year 2021-2022 Budget and Financial Report – (See meeting packet)

- 3.1% increase in Operating budget, no increase in Capital.
- \$294,000 special assessment in four quarterly installments.

Motion – Dave Robson motions to ratify the 2021/2022 budget as shown.

Second – Bryce Miller seconded

Vote – All ayes.

Resolution – Unanimous approval and motion passes.

Old Business

- Unit Updates
 - Dave Robson noted that Sefra has provided a quote but no timeframe of when pieces will be ordered. Dave presented some of the furniture that was approved.
 - Kat or Bill will send the link of options to all homeowners.
 - The list of items is optional to buy, but approved by the Board.
 - Dave Robson noted that the carpet/paint project is set for the spring. \$5-6,000 per unit. This project does not include new drapes. Board will look into adding drapes into this project as well.

New Business

- LTR Waiver
 - Dave Robson gave an overview of the affordable housing and staffing shortage issue.
 - Dave noted that this discussion is to gauge interest of owners. He noted there are a lot of details to dial-in still.
 - Salih Varoglu noted that the Grand Lodge East ownership was in favor of proceeding with voting materials for LTR.
 - It was noted that current Rules and Regulations would apply to LTR leases, if approved.
 - Employees in Gunnison County will only be allowed to lease long-term.
 - A poll was taken with owners on the call and the decision was almost split with a slight majority towards the board continuing to pursue the LTR process.
- Open Discussion
 - Bryce Miller inquired about Woodstone. Bill MacFarlane noted that it will still be grab-and-go/market-style, not a full-service restaurant.
- Establishment of 2022 Annual Meeting Date
 - October 12, 2022 at 1:00pm MST.

Motion – Salih Varoglu motions to have the annual meeting on October 19, 2022 at 1:00pm.

Second – Dave Robson seconded.

Vote – All ayes.

Resolution – Unanimous approval and motion passes.

Adjournment

Meeting was adjourned at 4:03pm