

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West Special HOA Board Meeting

January 25, 2022 3:00 PM – 5:00 PM (MDT)

Minutes

Board of Directors

Dave Robson	President	Term 2020 - 2023
Bryce Miller	Board Member	Term 2019 - 2022
Salih Varoglu	Vice President	Term 2019 - 2022
Elizabeth Frith	Board Member	Term 2021 – 2024
Reagan Sorrell	Treasurer/ Secretary	Term 2020 - 2023

CBMR

Bill MacFarlane	Senior Director of Lodging
Heather Leonard	General Manager
Billy Morgan	Senior Building Maintenance Manager
Jared Martin	Assistant Property Manager (Vacation Rentals)

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:05pm and established a quorum with five Board Members present.

Approve Meeting Minutes

- 10.11.2021 Meeting Minutes
Motion – Salih Varoglu motions to approve the 10.11.2021 meeting minutes.
Second – Elizabeth Frith seconds.
Vote – 4-0
Resolution – Motion passes unanimously.
- 11.09.2021 Meeting Minutes
Motion – Salih Varoglu motions to approve the 11.09.2021 meeting minutes with corrections to the Board terms and titles.
Second – Elizabeth Frith seconds.
Vote – 4-0
Resolution – Motion passes unanimously.

Action Item: Elizabeth requests that the owner portal be updated with the correct titles and terms for Board Members. Plus approved meeting minutes and make sure the new Bylaws are up.

- 12.17.2021 Meeting Minutes
Motion – Salih Varoglu motions to approve the 12.17.2021 meeting minutes with corrections to the Board terms and titles.
Second – Bryce Miller seconds.

Vote – 4-0

Resolution – Motion passes unanimously.

Old Business

- LTR Update
 - Salih asked attorney for final voting numbers, but they have not arrived yet. Salih will email board and CBMR when results are finalized.
 - A question was raised if owners could live in the unit more than 29 days since it's not a lease. Salih recommends inquiring with attorneys on this if there isn't an extra charge for legal fees.
- Carpet & Paint
 - Billy Morgan met with Hospitality Pros. The board is wanting a quote with higher quality carpet. Elizabeth noted that the quote doesn't include closets. Billy will bring this up with Hosp. Pros. Billy will also work with Heather and Kat to get quotes from other companies.
 - Salih was under the impression that there was a window in the spring to get this installed by Hosp. Pro. For about \$400,000.

Action Item: The Board would like Kat to follow-up with Board on whether the spring is a possibility. Kat to also confirm if the other company from Gunnison is able to complete the project at all.

- Salih would like to look into a quote for better transitions to eliminate fraying.

Action Item: Salih would like to know how much was collected from owners for the special assessment for carpet and paint so far.

- Pool Resurfacing
 - Once Billy receives a product book for options he will send that to the Board.
 - The Board is wondering what the cost share for capital improvements of the pool are. Bill MacFarlane will look into it and get back to the Board.
- Sefra
 - Elizabeth has been working with her and wants her to make more decisions on design instead of more work sessions.
 - Salih noted that something needs to be presented to owners.
- Policy Approvals
 - Collection Policy was agreed upon but not voted on.

Motion – Salih Varoglu motions to approve collection policy as emailed earlier on 1/25/2022.

Second – Dave Robson seconded.

Vote – 4-1 (Bryce was only no)

Resolution – Resolution passes.

- Enforcement Policy – Salih emailed to Board. Only changes are for repetitious violations.

Motion – Salih Varoglu motions to approve enforcement policy with revisions of examples of repetitious violations.

Second – Elizabeth Frith seconded.

Vote – 5-0

Resolution – Resolution passes.

- Inspection of Records Policy – Paragraph F states Board Members must save every email sent back and forth. Salih would like ask attorney if the Board can eliminate this section. **Dave Robson would like to table to the approval of this policy and approve this with a motion outside of a board meeting. Salih will forward the policy to Bill for the attorney**
- Conduct of Meeting Policy – Salih would like to adjust the 5 days to 10 days prior to meeting. **Salih would like to table this policy approval and approve with a motion outside of a meeting**
- **The remainder of policy approvals will be decided in a motion outside of a Board meeting.**
- Lobby Furniture
 - Options were sent out in a PowerPoint for Back at the Ranch options. Total with discount \$30,232 for most expensive option from B@TR.
 - Around \$23,000 for mid-level option.
 - Heather will get some answers on several options about lead-time, etc. and get back to the Board.

New Business

- Building Hot Water
 - Billy Morgan noted that a circulation issue is to blame for the West side. Billy is proposing the installation of circulation pumps and is getting some quotes.
- Newsletter – **Will be followed up via email with the Board.**
- Laundry Use – **Will be followed up via email with the Board.**
- Masters Association Responsibilities – **Will be followed up via email with the Board.**
- Guest Parking – **Will be followed up via email with the Board.**
- Parking & Plowing – **Will be followed up via email with the Board.**
- Pet Policy – **Will be followed up via email with the Board.**

FY 21 Meeting Dates – board unanimously agreed upon the dates and may add additional if needed

- Quarterly Board Meeting dates FY22
 - April 19, 2022 3:00-5:00 pm
 - July 19, 2022 3:00-5:00 pm
 - September 20, 2022 3:00-5:00 pm
 - October Annual Meeting 12 from 1:00pm-3:00pm

Adjourn

Motion – Salih Varoglu motions to adjourn.

Second – Dave Robson seconds.

Vote – 5-0

Resolution – Passes unanimously.

Meeting adjourned at 5:13pm.