

**GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION**  
**Board of Directors Meeting - January 27, 2022 - 3:00 – 4:30 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 2024
Matt Halvorson	Board Member	Term expires 2023
Jim Greene	Board Member	Term expires 2022
Josh Hallman	Vice President	Term expires 2024

**Absent**

**CBMR**

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

**Owners**

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Salih called the meeting to order at 3:03pm and established a quorum.

**Approve of Meeting minutes**

- September 23, 2021

**Motion** – Salih Varoglu made a motion to approve the September 23, 2021 meeting minutes.

**Second** – Jim Green seconded.

**Vote** – 4 ayes

**Resolution** – Motion passes unanimously

**Old Business**

- LTR Waiver
  - No confirmation on final results yet.
- Pool Re-Surfacing
  - Waiting to get a product line to present to all three HOAs. Getting choices for waterline and pool surface.
  - Lead time is 6-8 weeks from project date.
- Lobby Furniture
  - See attached PowerPoint presentation from Heather.
  - Salih inquired about the 20% discount from Back at the Ranch. Heather is waiting to confirm that.
  - Board doesn't want the lowest price-point option.

- FF&E
  - Heather Leonard spoke with Mark Sidell to get clarification on what the FF&E covers. Mark noted it was put in place to ensure owners continue to maintain the interior of the units. Covers large fixtures and furniture but also mentioned “finish”. Mark noted it was intended to replace things like the dishwasher. Smaller maintenance issues are up to individual owners.
  - Heather noted the next step would be to outline a clear list with Kat Loughan and Billy Morgan on what the FF&E covers.
  - Salih inquired on another note about the ceiling cracks. Billy noted the repairs could be up to \$1500/unit potentially.
  - Heather noted that an attorney might be required to interpret some of the language for the ceiling issue.
  - Salih thinks that the crack repairs should be covered by the HOA, but if owners want to remove popcorn ceiling or altering the finishing, the owners would have to cover that.

### New Business

- Capital Projects 2022
  - See attached Manager/Capital report in meeting packet.
  - Billy Morgan reviewed quotes for replacing the security cameras/system. Salih like the King System bid

**Motion** – David Cummings motions to use King Systems for the security cameras.

**Second** – Jim Greene.

**Vote** – 4-0

**Resolution** – Motion passes unanimously.

- Drapes

**Action Item:** Salih is requesting a picture be sent to all owners of the finished window coverings.

- Salih inquired about what is next on the capital list. Billy noted the window sills are a priority.

- Owner Aging Report
  - Several owners have large past-due accounts. Kat Loughan is working on contacting them and will take action if not cleared up.
- RMA Stipulations
  - With all of the closing occurring, CBMR wanted to bring up the fact that CBMR rental contracts have stipulations that require new owners to honor reservations and sold out dates for 90 days. Kat noted that this is on the seller to relay this information to the buyer.
  - Heather will reach out to some realtors to ensure there is still the stipulation in the “Buying and Selling Real Estate” contract.
- Building Hot Water
  - Billy Morgan noted there was an issue with a boiler turning on and off but the issue was resolved.
- Grand Lodge Parking
  - Heather noted that there were issues over the peak holiday and the large amount of snowfall. Heather noted there is also a larger drive market this year and the Grand Lodge does not have enough overflow parking. Heather inquired if the Board would like to limit the amount of spots allowed per unit.

Rules currently allow only one vehicle per unit. It was noted that enforcement would help limit poaching.

- Grand Lodge surface lot has 122 total spaces
- CB Commercial Parking Structure has 110 total spaces, however the entire lower section is used for storage and CBMR Grounds equipment.

#### FY 21 Meeting Dates

- Quarterly Board Meeting Dates FY22
  - April 21, 2022 – 3:00-4:30pm
  - July 21, 2022 – 3:00-4:30pm
  - September 22, 2022 – 3:00-4:30pm
- Annual Meeting Tuesday, October 11, 2021 at 1:00pm MST

#### Adjourn

- Meeting adjourned at 4:58pm

**Motion** – Salih Varoglu motions to adjourn.

**Second** – David Cummings seconded.

**Vote** – 4 ayes

**Resolution** – Motion passes unanimously