

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West Quarterly HOA Board Meeting

April 19, 2022 3:00 PM – 5:00 PM (MDT)

Minutes

Board of Directors

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

CBMR

Kat Loughan	Property Manager (Community Associations)
Jared Kirby	Building Maintenance Manager
Jared Martin	Assistant Property Manager (Vacation Rentals)

Owners Present

Sara Press
Mark Keedy
Mark Gilman
Schaunon Winter

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:06pm and established a quorum with 4 out of 5 Board Members present. Reagan Sorrell arrived late to make 5 board members present.

Approve Meeting Minutes

- 3.11.2022 Special Meeting Minutes
 - Quorum established with only 4 members present, not 5.
 - Salih wants to change verbiage to “Policies cannot be changed without attorney’s advice”, not “on the fly”.

Motion – Salih Varoglu motions to approve 3.11.2022 minutes with changes above.

Second – Bryce Miller seconded.

Vote – 4-0

Resolution – Motion passes unanimously.

- 3.18.2022 Special Meeting Minutes
 - Change quorum established with 3 members present, not 5.

Motion – Salih motions to approve March 18, 2022 minutes with change to board members present.

Second – Bryce Miller seconded.

Vote – 3-0, Dave Robson abstains.

Resolution – Motion passes 3-0.

- 3.31.2022 Special Meeting Minutes
 - Change quorum established to 5 members present, not 4.
 - Change motion that Elizabeth made to say “ask Pete if the project can start in the second week in October rather than the second week”. **ACTION ITEM:** Kat Loughan will re-listen to the recording to confirm that this motion is correct.
 - **Approval of these minutes is tabled until the above is confirmed regarding Elizabeth’s motion.**
- 4.5.2022 Special Meeting Minutes
 - Change quorum establishment to say Bryce Miller was late, instead of absent.
- 4.6.2022 Special Meeting Minutes

Motion – Salih Varoglu motions to approve 4.5.2022 and 4.6.2022 minutes with the change that Bryce was late, not absent.

Second – Bryce Miller seconded.

Vote – 4-0

Resolution – Motion passes 4-0.

Old Business

- Sefra/BATR
 - Dave mentioned pricing was sent from Sefra. Elizabeth would like to clarify what Sefra’s role is in the project and what the total pricing will be.
 - Salih would like to know the following:
 - Is there a minimum for orders?
 - Dave noted there is no minimum, but shipping will be expensive for small orders.
 - Delivery of Furniture
 - Warranty Issues
 - Removal of furniture
 - Elizabeth would like Sefra’s policy for one-off furniture
 - Salih noted that the Board’s job will be notify the owners on what policies are approved.
 - Elizabeth wants Laura with BATR to come up with something less “cabin-looking”. Dave agreed, and noted he recommends getting away from the “rustic” look.
 - Salih did note that owners can bring any furniture options to the board for approval. Elizabeth proposes the Board go back to Laura with BATR for a dialed-in package for “Mountain Lodge” feel. Salih noted it was “Western Rockies” theme.
 - The Board agreed that Sefra will put together the package so Board can present it to owners. Elizabeth will put together a letter to Sefra and send to the board for review.
 - Salih will get measurements of furniture units to the Board.

Motion – Elizabeth Frith motions to have the board go back to Laura with BATR and present the carpet/paint and ask for more recommendations.

Second – Salih Varoglu seconded.

Vote – 4-0

Resolution – Motion passes 4-0, Dave Robson lost connection and did not vote.

- Policy Approvals
 - Adoption of Policies Policy
 - Changes were made so policies can be posted on association’s website.

Motion – Salih Varoglu approve the Adoption of Policies Policy as it was revised

Second – Elizabeth Frith seconded.

Vote – 4-0

Resolution – Motion passes 4-0. Reagan Sorrell lost connection and did not vote.

- ADR Policy

Motion – Salih motions to adopt the ADR policy with the changes that were previously discussed and agreed upon.

Second – Bryce Miller seconded.

Vote – 4-0

Resolution – Motion passes 4-0. Dave Robson lost connection and did not vote.

- Lobby Furniture – BATR
 - Elizabeth likes the Savannah sofa in Guanaco Dark Brown. Board also likes the Savannah sofa in Burlington Chocolate.

Motion – Dave Robson motions to go with the Savannah Sofa with the Burlington Chocolate.

Second – Salih Varoglu seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

ACTION ITEM: Kat will add this to the GLE meeting later this week and Kat will also reach out to Laura w/ BATR on availability. Kat will also have Laura with BATR to give chair options that will match the Savannah sofa that was approved. Kat will double-check pricing as well.

Motion – Salih Varoglu motions to consider Savannah Chair in Burlington Chocolate for the fireplace area and present to Grand Lodge East for their approval.

Second – Bryce Miller seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

ACTION ITEM: Kat will add this to the GLE meeting later this week and Kat will also reach out to Laura w/ BATR on availability. Kat will also have Laura with BATR to give chair options that will match the Savannah sofa that was approved. Kat will double-check pricing as well.

Motion – Dave Robson motions to go with the Guanaco West sectional couch by the concierge desk.

Second – Salih Varoglu seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

ACTION ITEM: Board is tabling discussion on chairs by gift shop and all tables. Kat will reach out to BATR for options for chairs that match for the area next to the gift shop. A special board meeting will be scheduled for these remaining items.

- Light Fixtures (light bulbs)
 - Jared Kirby noted the new fixtures would be \$14 each.

Motion – Salih Varoglu motions to accept this bid and have this be part of the carpet/paint project.

Second – Elizabeth Frith seconded.

Vote – 4-0

Resolution – Motion passes 4-0. Reagan had to leave meeting prior to this vote.

New Business

- Pool Furniture – BATR
 - Elizabeth noted that she would like some chase lounge chairs.
 - Kat Loughan noted plastic (Poly) chairs are not repairable. She noted the Teak would take annual upkeep to re-finish.
 - **ACTION ITEM:** Kat and CBMR will do a cost analysis between the Poly furniture and the Teak.
- Letter to Owners (9 Policies & SA Details)
 - **ACTION ITEM:** Salih is requesting that Kat draft a letter to owner, and note that it was required by CCIOA and they are approved and are available online. Note that the special assessments are for the seller to negotiate with the buyer.

Manager's Report – See Meeting Packet

- Jared Kirby is looking at bids for automatic doors for the side doors.
- King Systems was approved for security systems.
- Pool/Hot Tub resurfacing slated for fall. Jared K. is working to schedule leak detection prior to summer. CBMR Maintenance will do the heat exchangers during this time as well.
- Gas Fireplace Repair/Replacement – It was noted that no repair vendors have responded. Billy notes it should be replaced.
- Jared K. is working with Clay on getting more interior doors ordered and have him scheduled. Pool and Spa will be added to the list of doors to be replaced.
- Jared K. noted skylights are completed.
- Aging Report
 - Kat Loughan noted there is progress with past-due owners. Salih would like a comparison for this aging report compared to the next board meeting's report.
 - The Board has authorized Kat/CBMR to start collection process for owners that are over 180+ days.

Motion – Salih Varoglu motions that the Board authorizes Kat/CBMR to communicate with owners who are more than 90+ days past due and request payments within 30 days or the collection process will follow.

Second – Bryce Miller seconded.

Vote – 4-0

Resolution – Motion passes unanimously. Reagan Sorrell disconnected and did not vote.

FY 21 Meeting Dates

- Quarterly Board Meeting dates FY22
 - 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 – Bryce Miller seconded.

Vote – 4-0

Resolution – Motion passes 4-0. Reagan disconnected and did not vote.

Meeting adjourned at 5:52pm.