

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION  
Board of Directors Meeting - April 26, 2022 - 3:00 – 5:00 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
Josh Hallman	Vice President	Term expires 2024
Jim Greene	Board Member	Term expires 2022

Absent

CBMR

Bill MacFarlane	Senior Director of Lodging
Billy Morgan	Senior Building Manager
Kat Loughan	Property Manager (Community Associations)
Jared Martin	Asst. Property Manager (Vacation Rentals)

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Salih called the meeting to order at 3:03pm and established a quorum with 4 out of 5 board members present. Jim Greene arrived late to the meeting.

Approve of Meeting minutes

□ January 27, 2022

Motion – Salih Varoglu made a motion to approve the January 27, 2022 meeting minutes.

Second – David Cummings seconded.

Discussion – Salih emailed Kat with one revision for these minutes. Salih noted the crack repairs should be covered by the HOA should be changed to “Salih thinks it should be covered by the HOA”.

Vote – 4 ayes

Resolution – Motion passes unanimously

Old Business o 6 Policy

Approvals

Motion – Salih Varoglu motions to approve the following 6 policies; Inspection of Records Policy, Conduct of Meetings Policy, Collections Policy, Enforcement Policy, ADR Policy and Adoptions of Policies Policy

Second – David Cummings seconded.

Vote – 4 ayes

Resolution – Motion passes unanimously.

- o Lobby Furniture – BATR
  - Salih noted furniture by fireplace is needing replacement, but other lobby furniture is nicer but should probably be replaced at same time as well. Bill and Kat recommend replacing all furniture at once so everything is cohesive.
  - There was confusion on what was budgeted for this project. It was found that there is \$48,000 total budgeted for lobby furniture and rugs.
  - Board likes Savannah couch in Burlington Chocolate. However, the Board would like exact pricing on specific models prior to voting. The Board will then have a special board meeting to decide once pricing is available.
  - Kat will reach out to BATR for other options for armchairs for entrance area. Board likes the Savannah chair for fireplace area.
  - Kat will also look into lighter options for lobby rugs.
  - A discussion ensued regarding bell carts. It was agreed that all should be replaced at some point. Cost would be split 50/50 between East and West.
- o Unit Furniture Replacement
  - Salih was under the impression that window sills need to be a priority. Billy will work on bids for these.
  - Kat noted that the wheeled chairs in front of the murphy beds is a priority. She will work on getting bids from Valiant for options and she and Billy will find the audit info on how many are needing replacements.
- o Elevator Landing Furniture Replacement
  - Board unanimously likes a bench idea for landings and would like options for both leather and wood benches.
- o Ceiling Cracks
  - Billy does not have an update on the cracks. He will continue to get in contact with the drywall contractor for quotes.

New Business o Pool Furniture –  
BATR

- Kat noted that the wicker and poly furniture couldn't be repaired. But teak could be repaired but would need annual upkeep. Teak is already at LMS next door and have lasted a quite a while.
- CBMR will get quotes on the three options for what is needed and present to the Board.

Motion – Salih Varoglu motions to give Kat authorization to send a letter to owners that are seriously past due and then follow up with legal action if they do not get current within 30 days. Second – David Cummings seconded. Vote – 4 ayes

Resolution – Motion passes unanimously

- o Action Item: Salih would like CBMR to draft a letter to all owners regarding the fact that special assessments are to be negotiated between buyer and seller, and also mention the approval of the 6 policies.

FY 21 Meeting Dates

- Quarterly Board Meeting Dates FY22 o July 21, 2022 – 3:00-4:30pm o September 21, 2022 – 3:00-4:30pm

o Annual Meeting: Tuesday, October 11, 2021 – 1:00-3:00pm MST

Adjourn

Motion – Salih Varoglu motions to adjourn.

Second – David Cummings seconded.

Vote – 4 ayes

Resolution – Motion passes unanimously

- Meeting adjourned at 5:07pm