

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION

Grand Lodge West Board of Directors Meeting -

July 21, 2022 3:00 – 5:00 PM (MDT)

Meeting Minutes

Attendance: The following Directors were present and acting:

Salih Varoglu	President	Term 2019 - 2022
David Cummings	Board Member	Term 2021 - 2024
Jim Greene	Board Member	Term 2019 - 2022
Matt Halvorson	Board Member	Term 2020 - 2023

Absent

Josh Hallman	Vice President	Term 2021 - 2024
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CBMR

Bill MacFarlane	Senior Director of Lodging
Brett Model	General Manager
Billy Morgan	Senior Building Manager
Jared Martin	Asst. Property Manager (Vacation Rentals)

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:03 pm and established a quorum with 3 out of 5 board members present. Matt Halvorson arrived late.

Approve of Meeting minutes

- April 26, 2022 Regular Board Meeting
Motion – Salih Varoglu made a motion to approve the April 26, 2022 meeting minutes.
Second – Jim Greene seconded.
Vote – 4-0
Resolution – Motion passes unanimously

Financial and Manager Report – See Meeting Packet

- Summer season is in full swing in Mt. CB at this point.
- CBMR is still having issues with staffing, along with many local businesses.
- Billy Morgan covered the progress of ongoing Capital Projects.
- The Maintenance Reserve Capital Report details a reserve balance amount of \$368,960.12 as of June 30, 2022. YTD and have spent \$31,402.69 YTD on board approved projects below.
- As of June 30, 2022, you have \$987,961.64 in total assets, \$321,652.07 in cash and \$240,061.26 in owner aging receivables with \$211,466.81 current, so less than 31 days. YTD we are showing a slight operating deficit of \$8,002.
- Bill MacFarlane noted the HOA is currently operating at a deficit but doesn't think this will be a trend moving forward.

Old Business

- Revised Inspection of Records Policy
 - Salih noted this has already been approved but noted that Colorado State added one line, Line Z.

Motion – Salih Varoglu motions to approve the revised Inspection of Records policy.

Second – Matt Halvorson seconded.

Vote – 4-0

Resolution – Motion passes unanimously.
- Surveillance Updated Quotes
 - Billy presented a new quote showing cameras being added to each tower elevator lobby and some in the pool area. Original quote was \$12,000. New quote is around \$48,000. GLW wanted hallways covered too. With additional cameras covering all corridors, the number of new cameras went up from 11 to over 30. The newest quote is now \$92,447. East side would cover \$39,289 of this. If GLE approves this, it would have to go back to GLW for approval. The system would store data for up to 30 days.
 - GLE Board is in favor of the \$92,000 quote. **Action Item:** Billy will confirm usability of the program with King System then Special BOD meetings with each board will be scheduled next week to officially approve.
- Lobby Furniture – BATR
 - GLW wants to replace sofa, adding a chair by toy chest, then replacing the two single chairs. This would add an additional chair to the area. Savannah Chair in Burlington Chocolate would be added to the toy chest area. Savannah Sofa in Burlington Chocolate would replace the current sofa.
 - GLE Board wants to go with 3 Lauren chairs for the lobby by the fireplace.
 - GLE Board likes the Mezcal coffee table for the fireplace area.

Motion – Salih Varoglu motions to purchase two Monte Cristo Hide chairs for the lobby entrance location at \$439 each, which will be split between GLE, GLW and GLC (47% Resort (West)/43.5% Resort II (East)/9.5% GLC)

Second – Matt Halvorson seconds.

Vote – 4-0

Resolution – Motion passes unanimously.

 - GLE wants to go with the 6-cushion sectional and a love seat for the middle lobby area, similar to GLW preferences. Salih needs to get dimensions to make sure it fits.
- Pool Furniture
 - Poly vs. Teak
 - Brett Model recommends Poly for pool furniture.
 - Decision has been tabled. **Action Item:** Brett will provide a number and styles of chairs he recommends and will present to the Board for next meeting.
- Unit Furniture Replacement – Wheeled Chairs
 - Tabled until number of chairs needed is confirmed. **Action Item:** CBMR will get count of number of wheeled chairs needed.
- Elevator Landing Furniture Replacement
 - Board would like benches for the elevator landings. They also like the idea of a mirror above the bench.
 - **Action Item:** Salih requested measurements of landing area to ensure benches fit. A vote of the Board will take place once confirmed.

- Ceiling Cracks and Window Sills
 - Billy noted CBMR is waiting on contractors for a quote still.
- AAA Report
 - Grand Lodge is currently at a 3-Diamond rating. AAA requires around \$2,000 to \$2,500 for the full detailed report.
 - Brett reached out to AAA on the detailed report and is waiting to hear back from them.

New Business

- FY22/23 Budget – 1st draft due 8/1
- Pet Friendly Floors and Units – Rules & Regulations

FY 21 Meeting Dates

- Quarterly Board Meeting Dates FY22
 - September 21, 2022 – 3:00-5:00pm
 - 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 5:11pm