

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Quarterly Board Meeting Minutes

September 20, 2022 3:00 PM – 5:00 PM (MDT)

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

Bill MacFarlane	Senior Director of Lodging
Billy Morgan	Senior Building Maintenance Manager
Jared Martin	Asst. Property Manager

Owners Present

Zeph Fogerson - #259
Schaunon Winter - #476
Mark Gilman - #476

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:00pm and established a quorum with 3 out of 5 Board Members present. Bryce and Reagan were absent at start of meeting. Bryce arrived at 3:04pm. Reagan arrived at 3:17pm.

Approve Meeting Minutes

- 7.19.2022 Board Meeting
- 8.1.2022 Special Meeting

Motion – Salih Varoglu motions to approve the July 19, 2022 and August 1, 2022 meeting minutes with BATR being removed from the pool furniture section in the July 19 minutes.

Second – Elizabeth Frith seconds.

Vote – 4-0

Resolution – Motion passes unanimously

Financials and Manager's Report – See meeting packet

Old Business

- Surveillance Updated King System Approved by email
Motion – Salih Varoglu motions to approve project with revised bid from King Systems at \$92,447.29
Second – Elizabeth Seconds.
Vote – 3-0
Resolution – Motion passes with 3 board members in favor

- Pool Furniture Approved by email
Motion – Salih Varoglu motions to approve the final proposal and quote submitted by Brett Model the General Manager totaling \$12,197.

Second – Bryce Miller seconds.

Vote – 3-0

Resolution – Motion passes with 3 board members in favor

- Lobby Furniture Approved by email
 3 Loren Chairs in leather, darker color (Far left) in the attached IMG_3603.Leaner Choices for Lobby Furniture picture.
 1 Savannah Sofa in Burlington Chocolate, and
 1 Mezcal Coffee Table.

Loren chairs would be positioned two on one side, and one more on the left side where the toy chest is located.

The Mezcal Coffee Table can be used in place of the toy chest.

These are the costs, if they have not increased more:

3 Loren Chairs in leather \$769.00 x 3 = \$2,307.00

1 Savannah Sofa in Burlington Chocolate \$3,649.00

1 Mezcal Coffee Table \$669.00

Total for these: **\$6,625.00**

2 Savannah Sofas at \$3,649 = \$7,298 plus one Loveseat at \$3,529 = **\$10,827** Total of this setup

\$17,452 Subtotal

\$19,179.75 Grand TOTAL with tax

Motion – Salih Varoglu motions to approve the above items for the lobby to be purchased at BATR.

Second – Bryce Miller seconds

Vote – 3-0

Resolution – Motion passes with 3 board members in favor

- GL 251/253 Faucet Replacement Vote
 - It was noted that there does not need to be a vote for this.
- AR Aging Update
 - Bill noted that certified letters have been sent to owners that are 90+ days past-due.
 - Starting August 1, any owner that is past-due will fall under the new CCOIA rules for collections, regardless if the Board approves it.

- ACTION ITEM: Bill will send an email to Board with owners and amounts and will get advice for next steps from Board.

New Business

- Lobby Carpets
 - Laura provided carpet examples to Bill.
 - **ACTION ITEM: Bill will resend Laura's choices to Board to review.**
- GLW Elevator Landings Decision
 - Voted on by email and furniture already ordered. \$2,466.16 total with tax.

Motion – Salih Varoglu motions to approve.

Second – Reagan Sorrell seconds

Vote – 3-0

Resolution – Motion passes with 3 board members in favor

- Pool, Fitness and Hot Tub Use/Rules
 - Brett Model is drafting a rule for the Board to approve which limits owner usage of facilities when not in-house. This will be sent out-of-the-meeting.
- AMA
 - Board has not reviewed this yet. Salih requests to table this until next meeting.

Motion – Salih Varoglu motions to have an attorney to help with the AMA contract.

Second – Elizabeth Frith seconds.

Vote – 5-0

Resolution – Motion passes unanimously

- Revised Collection, Conduct at Meetings and Enforcement Policies

Motion – Salih Varoglu motions to adopt the three policies, revised by the attorneys.

Second – Dave Robson seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- New update to rooms to consider. Window Coverings? Bathrooms? Sliding Mirror Doors?
 - Salih recommends ceasing special assessments moving forward for additional projects.

Motion – Salih Varoglu motions that the remaining amount of \$151,000 for the carpet/paint project is collected in another special assessment, as a one-time payment on the next HOA billing cycle.

Second – Elizabeth Frith seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- Ask owners (get a feel!) at Annual Meeting if they are willing to spend more than \$2000 per year to improve rooms?

Motion – Salih Varoglu motions that in the future, any improvements related to the inside of the unit belonging to owners are assessed when payments are due for deposits or balances.

Second – Bryce Miller seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- **ACTION ITEM: Board has requested Billy to start researching options for new window coverings.**
- FY22/23 Proposed Budget
 - Salih Varoglu will review the budget. Bill is requesting that the Board give feedback within in 7 days.

FY22 Meeting Dates

- October Annual Meeting – Wednesday October 19th, 2022 – 1:00pm-3:00pm
- January 2023 Q1

Adjournment

Motion – Salih Varoglu motions to adjourn.

Second – Dave Robson seconds.

Vote – 3-0 (Bryce and Reagan left already)

Resolution – Motion passes unanimously.

Meeting adjourned at 5:07 pm.