

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION

Grand Lodge West Board of Directors Meeting

September 22, 2022 3:00 – 5:00 PM (MDT)

Meeting Minutes

Attendance: The following Directors were present and acting:

Salih Varoglu	President	Term 2019 - 2022
Jim Greene	Board Member	Term 2019 - 2022
Matt Halvorson	Board Member	Term 2020 - 2023

Absent

Josh Hallman	Vice President	Term 2021 - 2024
David Cummings	Board Member	Term 2021 - 2024

CBMR

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

Owners Present

Al Vogel - #315
Martyn Cooper - #417

Call meeting to order and establish quorum

- ☐ Salih Varoglu called the meeting to order at 3:07 pm and established a quorum with 3 out of 5 board members present. Josh Hallman and David Cummings were absent at start of meeting.

Approve of Meeting minutes

- ☐ July 21, 2022 Regular Board Meeting
 - Motion – Salih Varoglu made a motion to approve the July 21, 2022 meeting minutes with removal of Back at the Ranch from the pool furniture section. Second – Matt Halvorson seconded.
 - Vote – 3-0
 - Resolution – Motion passes unanimously

Financial and Manager Report – See Meeting Packet

Old Business

- ☐ Surveillance King System Quote Approved

Motion – Salih Varoglu motions to approve the surveillance project with revised bid from King Systems at \$92,447.29.

Second – Matt Halvorson seconds.

Vote – 3-0

Resolution – Motion passes with 3 board members in favor.

☐ Pool Furniture Approved

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

Second – Jim Greene seconds.

Vote – 3-0

Resolution – Motion passes with 3 board members in favor

☐ Lobby Furniture Approved

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 – Matt Halvorson seconds.

Vote – 3-0

Resolution – Motion passes with 3 board members in favor

- AR Aging Report o \$96,000 total past-due amount for all owners.
 - o Bill will resend certified letters based off the collection policy.
 - o ACTION ITEM: Bill will research and reach out to the owner of the \$14,003 balance to ensure its correct.

- Ceiling Cracks Update o Billy is working on getting quotes for repairs. Billy is going to walk units with Hospitality Pro (Pete) for some ideas. Jared Kirby also came up with an idea to install a fake beam over the cracks that would shift with the building and hide the cracks.
- Wheeled Chairs Replacement o Billy reached out to Valiant but has not received a response. Action Item: CBMR will get into units during off-season to get a final count of chairs needed.
- Next update to rooms to consider. Window Sills? Anything Else?
- FF&E Roles & Responsibilities (HOA vs. Owner) o Decs 7.4 Reserves, Capital Improvement Fund page 18 o Billy noted that the FF&E fund is for replacement only, not repairs.
 - o ACTION ITEM: Salih wants CBMR to reach out to David Furman with legal for assistance on the language for section 7.4.

New Business

- Lobby Carpets o ACTION ITEM: Bill will send GLE board email with carpet choices.
- GLE Elevator Landings Decision o Voted on by email and furniture already ordered. \$2,466.16 total with tax.

Motion – Salih Varoglu motions to approve the benches for the elevator landings. Second – Matt Halvorson seconds.

Vote – 3-0

Resolution – Motion passes with 3 board members in favor

☐ Revised Collection, Conduct at Meetings and Enforcement Policies

Motion – Salih Varoglu motions to approve revised three policies by the state (Collection, Conduct of Meetings, and Enforcement).

Second – Matt Halvorson seconds.

Vote – 3-0

Resolution – Motion passes unanimously.

- Pool, Fitness and Hot Tub Use/Rules o Salih noted that this will be addressed at another time.
- AMA. Wait for one year or share attorney costs with GLW this year?
 - o This item has been tabled for this meeting.
- FY22/23 Proposed Budget – See Meeting Packet o Forecast for this year we look like we will end with an Operating deficit of around \$59,012. ☐

ACTION ITEM: Add estimated year-end deficit to next year's budget, not special assess.

- o Operating Assessments budgeted at \$679,031 (up \$79,803 to PY – 13% increase) o Operating Expenses total \$678,378 (up \$77,939 to PY) o Capital Assessments at \$250,000 (\$55k increase to PY – 28%) o Capital Expense for year \$103,605 – per 20 year capital reserve study o Board noted that some operation line-items should be increased due to inflation.

FY 21 Meeting Dates o October Annual Meeting Tuesday, October 18th from
1:00-3:00pm o January 2022 Q1?

Adjourn

Motion – Salih Varoglu motions to adjourn.

Second – Matt Halvorson seconded. Vote

– 3-0

Resolution – Motion passes unanimously

☐ Meeting adjourned at 4:54pm