

# GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION

## Grand Lodge East Board of Directors Meeting

January 19, 2023 3:00 – 5:00 PM (MDT)

### Meeting Minutes

#### Attendance: The following Directors were present and acting:

Salih Varoglu	President	Term 2022 - 2025
Matt Halvorson	Board Member	Term 2020 - 2023
Carla Cole	Board Member	Term 2022 - 2023
Martyn Cooper	Board Member	Term 2022 - 2025
David Cummings	Board Member	Term 2021 - 2024

#### CBMR

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

#### Owners Present

Pat McGhee - #409

Tim and Tara Rynders - #123

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#### Call meeting to order and establish quorum

- ☐ Salih Varoglu called the meeting to order at 3:05pm and established a quorum with 3 out of 5 board members present. Martyn Cooper and David Cummings were absent at start of meeting. Martyn Cooper arrived at 3:10pm. David Cummings arrived around 3:20pm.

#### Approve of Meeting minutes

- September 22, 2022 Regular Board Meeting
- October 14, 2022 Budget Meeting
  - Motion – Salih Varoglu made a motion to approve the September 22, 2022 and October 14, 2022 meeting minutes.
  - Second – Carla Cole seconded.
  - Vote – 3-0
  - Resolution – Motion passes unanimously

#### Financial and Manager Report – See Meeting Packet

#### Old Business

- Next Update to Rooms to Consider. Wheeled Chairs, Window Sills, etc.?

- o Wheeled Chairs

- Quote came in at around \$145K. Board is split on the style as well.
- Wall bed/couch option would be \$5600/unit.
- ACTION ITEM: The Board would like to see more options for chair styles and different price options for the wall bed/couch option
- FF&E Roles and Responsibilities (HOA vs. Owner) o Dec's 7.4 Reserves; Capital Improvement page 18

- o Salih noted this has been discussed recently. HOA attorney reads this rule as capital improvements. FF&E fund includes initial installation of these items covered by HOA. Then property manager is responsible for preventative maintenance moving forward at owner's expense. Further clarification from HOA attorney is needed before any decisions or action are taken.

- AMA

- o Salih noted GLW HOA is working on this. HOA attorneys and Vail Attorneys are working on this. Salih will email draft to board once it's prepared.

- Approval of Written Actions Outside of Meetings o Salih did not find any actions outside of the meetings to be approved at this time.
- Luggage Carts o Brett is working with Phil (LMS GM) to place a bulk order for carts for both properties.
- Business Center o Salih noted the space is more effectively used for front office activities.

### New Business

- Pool, Fitness and Hot Tub Use/Rules o Response from owners has been positive. Salih noted it did not include parents as immediate family members and was hoping that could be added.
- Selection of Officers o David Cummings spoke with Salih and noted he will fulfill his term until the end of January 31, 2023. He will be resigning. When this vacancy comes up on 2/1/2023, the remaining Board can appoint someone to fulfill this vacancy through the end of the term
  - o All board members nominated Salih to remain president. Salih nominates Matt Halvorson as Vice President

Motion – Salih Varoglu motions to approve himself as President, Matt Halvorson as Vice President, Martyn Cooper as Treasurer, Carla Cole as Secretary and the new board member will simply be the board member.

Second – Carla Cole seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

ACTION ITEM: The Board will reach out to the owner who submitted himself for election during the annual meeting for his bio, and to other owners if any other board member has a suggestion for an owner, and the board will review all bios from the annual meeting and all new bios received and make a decision.

- Contactor Agreement o Salih noted this agreement is not finalized yet.

- Payment Plan for Delinquent Owners o Bill and Jared M. are working to remedy delinquent HOA accounts currently. o ACTION ITEM: Jared and Bill will work on a report to the board for the more severely delinquent accounts.  
Motion – Salih Varoglu motions to submit payment plan to attorney to make it more of an incentive with additional interest and penalties that if board decides to waive interest and penalties, they can.  
Second – Carla Cole seconds.  
Vote – 5-0  
Resolution – Motion passes unanimously
- Woodstone Grill o Bill noted that Steve Vlass (CBMR F&B Director) is still having staffing issues. Bill is working with Steve and Tara Schoedinger (Resort GM) to potentially advertise for an outside company to take over the restaurant as a sub-lease. Martyn has contacts that may be interested and would like additional info on how the contract would work and costs involved.
  - o ACTION ITEM: Bill will get proposed costs and details for the Woodstone lease for the Board.
- Other
  - o Salih brought up the idea of creating a registration letter that all guests must sign when checking in at the Grand Lodge. They would also have to place a credit card on file. o ACTION ITEM: Brett and Bill will put their heads together on getting a separate CC machine to authorize non-CBMR managed guests.
  - o One Board solution would be to bill any damage from a non-CBMR managed to common areas would be billed to the homeowner, then that homeowner would have to collect that damage amount from the guest.

FY 21 Meeting Dates o April 20, 2023 – 3:00pm-5:00pm o  
July 20, 2023 – 3:00pm-5:00pm o September 21,  
2023 – 3:00pm-5:00pm o October 3, 2023 Annual  
Meeting – 1:00-3:00pm

### Adjourn

Motion – Salih Varoglu motions to adjourn.  
Second – Carla Cole seconded.  
Vote – 5-0  
Resolution – Motion passes unanimously

☐ Meeting adjourned at 5:05pm