

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Special Board Meeting Minutes

April 4, 2023 4:00 PM – 5:00 PM (MDT)

Board of Directors

Salih Varoglu	President	Term 2022 - 2025
Elizabeth Frith	Vice President	Term 2021 - 2024
Reagan Sorrell	Secretary	Term 2020 - 2023
Scott Dobias	Treasurer	Term 2022 - 2025
Dave Robson	Board Member	Term 2020 - 2023

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 4:12pm and established a quorum with 5 out of 5 Board Members present.

Old Business

- AMA approval

Salih made a brief opening statement that he has concerns about operating without an HOA Manager and voiced his opinion that the HOA Board can approve the AMA and continue negotiations for future AMAs.

Elizabeth is not happy with the wording in 3 (a) and believes that it removes the authority of HOA to protect the HOA against unsatisfactory employees.

Reagan also shared concerns about operating without an HOA Manager, stated that the removal of a Manager employee has never been an issue in the past, and if we request this wording in other contracts, we may have no contractors bidding for jobs.

Scott stated that we can't have it both ways. Regarding the two topics of concerns, he stated that the Hourly Rates are not unreasonable and better to know in advance what the billable rates are; and if needed, we can ask for the details of "Manager's internal policies and procedures" before demanding that an employee is removed.

Dave clarified that the HOA Manager is not Rental Manager. HOA Manager just keeps our books. That's it. The fact that Vail Resorts had an employee removed elsewhere proves that there can be bad employees and the GLW HOA should have the right to demand a Manager employee must be removed (not fired) from our property.

Salih shared what he was told, that it was not a "bad employee" with any other complaints, but mostly a personality conflict against one employee (from one HOA Board) who handled multiple HOAs.

Elizabeth stated that the HOA Board should know "Manager's internal policies and procedures" before signing the AMA so that we can make such decisions.

Salih believes that the AMA can be cancelled with a 90-Day Notice and this allows the HOA negotiation power to ask for future changes.

Motion – Salih motions at 4:55pm to formalize the AMA version which states” The Association has no authority to remove, or request the removal of, any Manager employee from the Project.”

Second – Scott seconds.

Vote – 3-2. Dave and Elizabeth vote nay.

Resolution – Motion passes 3-2.

FY23 Meeting Dates

- April 19, 2023 – 3:00pm-5:00pm
- July 18, 2023 – 3:00pm-5:00pm
- September 19, 2023 – 3:00pm-5:00pm
- October 4, 2023 Annual Meeting – 1:00pm

Adjournment

Motion – Salih Varoglu motions to adjourn at 5:00pm.

Second – Elizabeth seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Meeting adjourned at 5:00pm.