

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Quarterly Board Meeting Minutes

April 18, 2023 3:00 PM – 5:00 PM (MDT)

Board of Directors

Salih Varoglu	President	Term 2022 - 2025
Reagan Sorrell	Secretary	Term 2020 - 2023
Dave Robson	Board Member	Term 2020 - 2023
Scott Dobias	Treasurer	Term 2022 - 2025

Absent

Elizabeth Frith	Vice President	Term 2021 - 2024
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CBMR

Bill MacFarlane	Senior Director of Lodging
Billy Morgan	Senior Building Maintenance Manager
Brett Model	General Manager
Jared Martin	Property Manager

Owners Present

Frank Castrogiovanni – #552/554
Mark Gilman/Schaunon Winter – #476
Chris Bailey – #559
Joe and Barb Saya – #480
Ryszard Madej – #
Fred Garth – #
Lynda Broderick – #
Mark Keedy – #
Jon Simon – #
Katherine Kustas – #
Patricio Zambrano – #
Zeph Fogerson – #
Steven – #
Mike Steyaert – #
Sara Press – #
Zach W. – #
Chris Loomis – #

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:02pm and established a quorum with 3 out of 5 Board Members present. Reagan joined shortly after meeting called to order. Elizabeth arrived at 4:03pm.

Approve Meeting Minutes

- 3.23.2023 Special Board Meeting
 - Changes:
 - At January meeting Scott was voted as Treasurer and Reagan was voted as Secretary.
 - FY23 Meeting dates: Change to April 18, 2023
- 4.4.2023 Special Board Meeting

Motion – Salih Varoglu motions to approve meeting minutes for 3.23.2023 with changes above and the 4.4.2023 Special Board Meeting minutes.

Second – Reagan Sorrell seconds.

Vote – 4-0

Resolution – Motion passes unanimously.

New Business

- Manager and Financial Report – See attached packet.
- Aging Report
 - **ACTION ITEM:** Jared will send a high-level report to HOA Board for owners who we may need to send to collection, along with report on other past-due owners and communication we've received.
- Action Items – Billy provided update on all items.
 - Dumpster Area: It was noted that a privacy fence is needed around the area.
 - **ACTION ITEM:** Billy will get quotes for fencing this area in.
- Approval of Written Actions Outside of Meetings.

Motion – Salih Varoglu motions to approve the furniture request for Joe and Barb Saya for #480.

Second – Scott Dobias seconded

Vote – 4-0

Resolution – Motion passes unanimously.

Old Business

- Grand Application to Town of Mt. CB
 - Salih noted the Elevation applied and received a grant for \$92,000. GL could use a grant, mainly for Woodstone. Salih noted that a GLE board member knows a grant writer. \$2500 to this writer for the application.

Motion – Salih moves to hire the grant application writer for \$2500.

Second – Elizabeth Frith seconds.

Vote – 4-0

Resolution – Motion passes unanimously.
- Contractor Policy
 - Salih noted this is almost complete. Parking was biggest issue on this policy approval.
- Housekeeping Policy regarding keys, uniform and parking
 - GL Front Desk is working to get property manager info from non-CBMR managed owners so we can hand keys to authorized persons. **ACTION ITEM:** Jared will work with the front desk to continue to compile this list as a start.

- Lobby Guest/Owner Amenities (beer, cookies, coffee, etc.)
 - Brett has put together a rough estimate for beer/glasses/soda stream, but not for coffee, tea and cookies. Estimate about \$160,000/year.
- Woodstone Grill
 - Bill noted that CBMR is working with the real estate office to advertise a lease for Woodstone. Focus would be on breakfast and dinner.
- Capital Project Update – Billy
 - Building Stucco
 - \$415,000 for West Side for repair and sealing stucco.
 - Two quotes for painting the building.
 - \$83,000 from Purple Peak Painting. Includes entry log-work stain.
 - \$119,490 from Altitude Painting.
- Next Project Quotes – Window Coverings and Closet Doors
 - From Valiant – Drapery, sheers, valances and hardware \$165,100
 - \$139,489 with no valances.
 - Measuring and installation will be \$75,000.
 - Waiting for quotes from Hospitality Pro.
- Parking
 - Salih noted there are 228 units and only 110 spots around building and 70 spots by ramp area. Board is trying to find solutions with the Town.
- Luggage Cart Update
 - Placed an order for five new cards and received two. Waiting delivery for other three.
- Business Center Update
 - Tabled for this meeting. Updates to board will follow via email.
- Pool, Fitness and Hot Tub Use/Rules Update

FY23 Meeting Dates

- 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.

Second – Elizabeth Frith seconds.

Vote – 3-0

Resolution – Motion passes unanimously.

Meeting adjourned at 5:12pm.