

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

## **Grand Lodge East Quarterly Board of Directors Meeting**

May 12, 2023 9:00 – 11:00 AM (MDT)

### **Meeting Minutes**

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

Salih Varoglu	President	Term 2022 - 2025
Matt Halvorson	Vice President	Term 2020 - 2023
Carla Pokrywka Cole	Secretary	Term 2022 - 2024
Martyn Cooper	Treasurer	Term 2022 - 2025

#### **Absent**

Lee Rosenbaum	Board Member	Term 2022 - 2024
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#### **CBMR**

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

#### **Owner's Present**

Russ Jennings - #  
Rebecca Keith - #  
Nadim Tannous - #  
Dee Koranda - #  
Albert Vogel - #  
Jon Schleifer - #  
Mike East - #410  
Rob Kaufmann - #  
Paul Chakel - #  
Daniel Ziv - #120

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#### **Call meeting to order and establish quorum**

- Salih Varoglu called the meeting to order at 9:01am and established a quorum with 4 out of 5 board members present. Lee Rosenbaum was absent for this meeting.

#### **Approve of Meeting minutes**

- March 14, 2023 Board Meeting  
**Motion** – Salih Varoglu made a motion to approve the March 14, 2023 meeting minutes with a note to double-check Carla Pokrywka Cole's term expiration.  
**Second** – Martyn Cooper seconded.  
**Vote** – 4-0  
**Resolution** – Motion passes 4-0.

## New Business

- Manager and Financial Report – See meeting packet
  - Matt Halvorson recommended better communication to owners for projects that go over expected time, specifically the recent pool/hot tub project.
- Aging Report
  - Bill and Jared noted that the total balance past-due is down from ~\$300,000 to about \$140,000 total.
  - Jared Martin gave a high-level review of the aging report. The Board would like CBMR to give the two owners that have not responded a courtesy call prior to sending them to collection. If no response from the calls, then the Board gives approval to CBMR to send these owners to collections.
- Action Items
  - Billy provided updates for each item on the list.

## Old Business

- Grant Application to Town of Mt. CB
  - Salih noted that the Elevation applied for and received a grant of \$92,500 to upgrade their bar and lobby areas. Salih would like to do this for the Grand Lodge. The board is looking to hire a grant application writer for this. The board is hoping to use this to upgrade the restaurant. The grant writer needs a sketch plan to start writing the application.
- AMA
  - This contract expires at end of the current FY. Grand Lodge West has approved their AMA and the same contract will be sent to the East board to review. This will be sent within the next week.
- Section 12.10 discussion, including if we should order wheeled chairs
  - Salih noted that he is awaiting a response from the attorneys on this.
- Housekeeping policy regarding keys, uniform and parking
- Lobby Guest/Owner Amenities (Beer, cookies, tea, etc.)
- Woodstone Grill
  - Bill noted that CBMR is working with CB Living real estate to lease this space out. Advertisements will be posted for this shortly. Martyn Cooper noted that the HOA's should decide what the theme for the restaurant to present to anyone wanting to the lease the area. The Board all agreed that is high priority and an action list needs to be started to get this issue resolved.
  - **ACTION ITEM:** Bill will reach out to the Commercial Real Estate team for the design on this project.
- Capital Project
- Parking
  - 234 spots total for Grand Lodge. Does not include the 90-minute parking or handicap parking. Salih noted that this means one parking spot is allowed per unit. Salih noted that this current parking rule will begin being enforced heavily for the summer as of June 10<sup>th</sup>. An email will be sent to all owners regarding this enforcement.
  - Matt noted that he is not willing to approve the enforcement due to the fact this current rule is vague and does not cover contractors or outside cleaners. Matt also noted that as long as Brett is ok with enforcing this rule but also staying at status quo with giving passes for contractors and outside cleaners then he is ok with this enforcement.

- Luggage Cart Update
  - Brett Model noted that the new carts have arrived.
- Business Center Update
- Pool, Fitness Center and Hot Tub Use/Rules Update
- Contractor Policy
  - Salih noted that this is in the works with legal.
- Trash Compactor and Recycling Area
  - Items were placed out there by both CBMR and unknown owners. Billy has a roll-off dumpster scheduled to remove these items and recycle some items.
  - To prevent this in the future, CBMR is recommending a privacy chain-link fence around this area. An additional camera will also be added to monitor this area.
- Altitude Community Law Legal Services
  - Salih noted GLW signed a retainer agreement with the attorneys that comes with discounted rates, etc.

**Motion** – Salih Varoglu motions to employ the Altitude Law retainer agreement at \$150/month.

**Second** – Carla Pokrywka Cole seconds.

**Vote** – 4-0

**Resolution** – Motion passes 4-0

- Owner Comments/Questions
  - Al Vogel inquired about the vending machines. Bill and Brett noted that the drink vending have changed to Pepsi and we're working on installing the new machines.
  - Patrick Koranda inquired about a resort fee for all guests. Salih noted that this is not correct.
  - David Cummings inquired about offering beer at the front desk. Salih noted that this is still being discussed.
  - Paul Chakel noted various items about the look and feel of the common areas and interior of the units, specifically furniture inside the units. Salih noted that he is working with legal on the language of the declaration regarding owners replacing their own furniture and hopes to have an answer within the next week.

#### FY 21 Meeting Dates

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

Adjournment - Meeting adjourned at 11:11am