

# **GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION**

## **Grand Lodge West HOA Quarterly Board Meeting Minutes**

July 18, 2023 3:00 PM – 5:00 PM (MDT)

### **Board of Directors**

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

### **Absent**

Dave Robson	Board Member	Term 2020 - 2023
-------------	--------------	------------------

### **CBMR**

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

### **Owners Present**

Zeph Fogerson #259  
Joe and Barb Saya #480  
Bert Adams #255  
Chris Bailey #559  
Mark Keedy #574  
Fred Garth #252/254  
MRC Crested Butte #253  
Ryan Cain #563  
Frank Castrogiovanni #552/554  
Lori Welch #473  
Todd Lustgarten #575  
Andrew West #251/253  
Alex Zabierek #?  
Joel Benisch #580

---

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

- Salih Varoglu called the meeting to order at 3:03pm and established a quorum with 3 out of 5 Board Members present. Reagan Sorrell arrived later in the meeting.

### **Approve Meeting Minutes**

- 4.18.2023 Quarterly Board Meeting
  - Change Luggage “Cards” to “Carts”.

**Motion** – Salih Varoglu motions to approve meeting minutes for 4.18.2023.

**Second** – Scott Dobias seconds.

**Vote – 3-0**

**Resolution – Motion passes 3-0**

#### New Business

- Manager and Financial Report – See attached packet.
  - **ACTION ITEM: CBMR to audit the Front Desk Labor and Common Area Cleaning Expense line items to explain why they are over YTD.**
- **ACTION ITEM: Billy reviewed spreadsheet of open work orders. Jared will add several items to the list based off of Elizabeth's emails.**
- Approval of Written Actions Outside of Meetings.
- Grand Lodge General Manager Position
  - Jared will send the notice to all homeowners that Heather Driggs was hired for the position and started on July 31, 2023
- GLE and GLW Board's Meeting with Vail Resorts Management
  - Both boards met with upper management, mainly about the Woodstone. A follow-up meeting is scheduled for August 2<sup>nd</sup>.
- Beer at Front Desk
  - Beer tasting for guest arriving to the Grand Lodge has been removed from the Front Desk for the time-being.
- AMA
  - Current agreement has renewal date of October 31, 2025. Salih reminded the Board to review the agreement again as the Board may request a new agreement around October of this year.

#### Old Business

- Capital Project Update – Jared K./Billy (Including Stucco)
  - Billy has three companies interested in Stucco repair. The first quote is for \$1,000,000. Hospitality Pro is coming in at \$800,000. The third company is Pinnacle Construction.
  - Billy noted it might be beneficial to budget more for this project.
  - Scott noted that many of the lower level areas could be repaired. He recommends fixing the first floor prior to the rains in the summer, even it's not perfectly matching.
- Next Project Quotes – Window Coverings, Closet Doors, and Dumpster Area
  - \$1200 for new camera in that area from King Systems. Three fencing companies to fence the area in. Quotes coming within the next two weeks. All will likely be around \$5000.
  - Window Coverings: Two quotes. Hosp. Pro won't have a firm number until material is decided upon, however, quote is \$550,000-\$620,000 estimated. Valiant is quoting between \$230,000 and \$260,000.
  - Closet Doors: Tabled for next meeting.
- Woodstone Grill/Grant Application to Town of Mt. CB
  - John Dawsey will update Board on this item at the upcoming meeting. Tabled for the Board's meeting with John.
- Construction Rules

**Motion** – Salih Varoglu moves to approve the construction rules that he submitted to the Board subject to minor changes in the language regarding unit modifications.

**Second** – Reagan Sorrell seconds.

**Discussion** – Elizabeth is concerned about the language regarding “unit modifications” as it makes it sound like owners can modify their units. Salih agrees but would like this approved, then wording can be modified as needed. Motion adjusted for this recommendation.

**Vote** – 4-0

**Resolution** – Motion passes 4-0.

- Housekeeping Rules Regarding Keys and Parking
  - Jared is continuing to work with owners to get forms completed with their authorized employees who can get keys.
  - The board recommended possibly having vests at the front desk that outside housekeeping staff can use when they’re on-property.
- Luggage Cart Update
  - New carts have been replaced.

- Pool, Fitness Center, and Hot Tub Use/Rules Update

**Motion** – Salih Varoglu motions to give authority to the new GM to enforce the Hot Tub and Pool rules.

**Second** – Elizabeth Frith seconds.

**Vote** – 4-0

**Resolution** – Motion passes 4-0

**ACTION ITEM:** CBMR will get signage into the fitness center for appropriate ages.

- Open Discussion
  - Elizabeth would like to put something together for the Annual Meeting. Something like beer/wine, etc.
- Executive Session to discuss GLW assessment owner aging

**Motion** – Salih Varoglu moves to go into an Executive Session at 4:41pm.

**Second** – Scott Dobias seconds.

**Vote** – 4-0

**Resolution** – Motion passes.

**Motion** – Salih Varoglu motion to end executive session at 5:08pm.

**Second** – Scott Dobias seconds.

**Vote** – 4-0

**Resolution** – Motion passes 4-0.

- FY23 Meeting Dates
- September 19, 2023 – 3:00pm-5:00pm
- October 4, 2023 Annual Meeting – 1:00pm

- Adjournment  
**Motion** – Salih Varoglu motions to adjourn.  
**Second** – Scott Dobias seconds.  
**Vote** – 3-0. Reagan Sorrell already left.  
**Resolution** – Motion passes unanimously.
- Meeting adjourned at 5:08pm.

DRAFT