

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION

Grand Lodge East Quarterly Board of Directors Meeting

July 20, 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	Vice President	Term 2020 - 2023
Carla Pokrywka Cole	Secretary	Term 2022 - 2024
Martyn Cooper	Treasurer	Term 2022 - 2025
Lee Rosenbaum	Board Member	Term 2022 - 2024

Absent

CBMR

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

Owner's Present

Russ Jennings #307/524
David Cummings #309/321
Nadim Tannous #107/519
Stephanie Juneau #316
Jon Schleifer #512
Don Turk #205/223/515
Anthony Phillips #204/521

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:03pm and established a quorum with all board members present.

Approve of Meeting minutes

- May 12, 2023 Quarterly Board Meeting and June 7, 2023 Special Board Meeting
Motion – Salih Varoglu made a motion to approve the May 12, 2023 Quarterly Board Meeting minutes and the June 7, 2023 Special Board Meeting minutes.
Second – Martyn Cooper seconded.
Vote – 5-0
Resolution – Motion passes 5-0.

New Business

- Manager and Financial Report – See meeting 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:**
 - New camera for dumpster area is quoted at \$1200, which is split between the three HOAs.
- Approval of Written Action Outside of Meetings
- Grand Lodge General Manager Position
 - Heather Driggs hired as new General Manager. Start date is July 31, 2023.
- GLE and GLW Board's Meeting with Vail Resorts Management
 - Salih provided an update on this meeting, primarily regarding Woodstone.
- 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
 - Salih noted that the Board should review the current AMA for items that they are unhappy with.

Old Business

- Capital Project Update – Billy/Jared K.
 - Stucco Repair and Building Painting
 - Project costs between \$800K and \$1M, as quoted by three companies.
 - Colorado Stucco and Stone - \$1,010,000 quoted.
 - Hospitality Pro - \$800,000
 - Pinnacle Construction – Most likely more than Colorado Stucco and Stone. Will have firm quote within a day or two.
 - Also, an option to have 1st floor damage fixed this fall.
- Next Project Quotes – Window Sills and Dumpster Area Fencing
 - Vinyl overlay over top of window sills inside units is an option.
 - \$64,300 from Hospitality Pro. Well known at GL. Larger team. May be spring of 2024.
 - \$83,100 from Meier Construction. Local. Smaller team. May be spring 2024. 8 weeks to complete
 - Board would like warranty answers for both bids, along with cost increases, if possible. **ACTION ITEM: Billy will get these answers and email quotes back to board to vote on outside of the meeting.**
- Woodstone Grill/Grant Application to Town of Mt. CB
 - Both GLE and GLW boards met with Vail Resorts Upper Management, as this falls under the F&B Department. Board would like to see restaurant open for breakfast and dinner moving forward in the winter and summer peak occupancy periods
- Section 12.10 Discussion & TV Replacement in Grand Lodge #315
 - 12.10 is in regards to furnishings inside units. Board already voted in June on this, and an email will be sent to owners soon. This allows owners to upgrade their own furnishing inside their units, but with board's approval. This also means that anything inside the unit will belong to owners. Owners are responsible for upkeep of these items.
 - #315 owner needed new TV, was under impression HOA will cover it. **HOA will cover this owner's TV, but moving forward, owners will cover costs of their own TV replacements.**

Motion – Salih Varoglu moves to approve the TV replacement in Grand Lodge #315, as a one-time decision. This will not set a precedent moving forward.

Second – Carla Cole Seconds.

Vote – 5-0

Resolution – Motion passes 5-0.

ACTION ITEM: Billy will notify owner that HOA will cover costs of TV replacement this time.

- Construction Rules

- For any contractors doing work in units and causing damage. Contractors would need to provide proof of insurance and scope of work. Contractors would assume responsibility for any damages.

Motion – Salih Varoglu moves to approve the construction rules as drafted and sent to board members.

Second – Martyn Cooper seconds.

Vote – 5-0

Resolution – Motion passes 5-0.

- Housekeeping Rules regarding Keys and Parking

- Housekeeping

- Both GLE and GLW agree that all housekeepers should be registered and anyone asking for a key to a unit must show an ID and must be on the registered list at the front desk. It was also noted that housekeepers should not bring pets or children when cleaning units.
- There was an idea from GLW that housekeepers from outside companies could get a vest from the front desk.

- Parking

- The Board can promise one parking spot. The Board will adjust the wording on this for pre-arrival.

Motion – Salih Varoglu moves to approve parking letter to owners with minor adjustment that guests can have one parking pass per room.

Second – Lee Rosenbaum seconds.

Discussion – Carla would like some maps to possibly send to owners. Salih noted that at the moment there are 234 spots at Grand Lodge.

Vote – 5-0

Resolution – Motion passes 5-0.

- Luggage Cart Update

- Luggage carts have been replaced with new ones.

- Pool, Fitness and Hot Tub Use/Rules Update

- GLW board made a motion to give new GM, Heather Driggs, full authority to enforce pool and hot tub rules.

Motion – Lee Rosenbaum moves to give CBMR and the new General Manager authority to enforce the pool/hot tub rules.

Second – Carla Cole seconds.

Vote – 5-0

Resolution – Motion passes 5-0.

- Open Discussion

- Tony Phillips inquired about a specific email for furniture approvals. He noted Gmail allows a “plus” which you can filter.
 - Russ Jennings inquired about making sure that individual furniture stays in that owner’s unit. The board recommends labeling all furniture with the unit number.
- Executive Session to review GLE owner assessment aging report

Motion – Carla Cole moves to go into an Executive Session.

Second – Salih Varoglu seconds.

Vote – 5-0

Resolution – Motion passes 5-0.

Motion – Carla Cole moves to come out of executive session.

Second – Salih Varoglu seconds.

Vote – 5-0

Resolution – Motion passes 5-0.

- FY 23 Meeting Dates

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

Motion – Salih Varoglu motions to adjourn.

Second – Carla Cole seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- Adjournment - Meeting adjourned at 5:09pm