

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

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

September 21, 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

#### **CBMR**

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

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

Roger and Angela Bell  
Russ Jennings - #307 and #524  
Daniel Ziv - #120  
David Arth (for owner Mike Arth) – #122, #222, #217  
Nadim Tannous – #107 and #519  
Annette Olsen – #115  
Barbara Haas – #520  
Becky Chandler-Berry – #218  
Roger Bell – #325

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

- Salih Varoglu called the meeting to order at 3:01pm and established a quorum with 4 out of 5 Board Members present. Matt Halvorson joined the meeting at 3:03pm.

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

- July 20, 2023 Quarterly Board Meeting  
**Motion** – Salih Varoglu made a motion to approve the July 20, 2023 Quarterly Board Meeting minutes.  
**Second** – Martyn Cooper seconded.  
**Vote** – 5-0  
**Resolution** – Motion passes 5-0.

#### **New Business**

- Welcome Heather Driggs – General Manager
- Manager and Financial Report – See meeting packet

- **ACTION ITEM:** Carla requested that previous 6 months P&L financial reports are sent to the Board.
- **ACTION ITEM:** Martyn is requesting the name of the HOA Accountant for Grand Lodge and email address. Bill to check with Erin on her qualifications.
- **ACTION ITEM:** Bill/Jared to send a copy of an example Journal Entry to GLE Board when Martyn requests the month
- Action Items
  - Billy completed high-level review of this list.
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- GLE and GLW Board's Meeting with Vail Resorts Management
  - Salih noted to owners on the call that both GLE and GLW boards have been meeting with Vail Resorts upper management regarding Woodstone, Spa, Retail, etc.
- AMA
  - Salih will email Bill with specific questions and minor request for changes on the RMA.
- FY2024 Proposed Operating and Capital Budget
  - The Board is requesting for management fee line item, to only do the 5% of operating expense in the operating area, then creating a line-item
  - **ACTION ITEM:** Salih is requesting on next pool towel order, to get a quote for Grand Lodge logo'd pool towels. Heather will work now with Western Textiles to get a quote.
  - **ACTION ITEM:** Bill to follow-up with IT/IQware on installing technology at the front desk for digital check-ins.

#### Old Business

- Capital Project Update – Billy/Jared K.
  - Building Stucco – GLE has more exposed stucco than GLW. Quotes will be split 60/40. GLE is responsible for 60%, GLW responsible for GLE.
    - Hospitality Pro's quote is for spot fixes, then elastomeric painting with a rock façade installed at the base.
    - Other quote is for mesh and re-stucco of entire building.
    - Third quote is just for GLE.
    - All quotes emailed to Board.
- Next Project Quotes – Window Sills and Dumpster Area Fencing
  - Window Sills – Billy or Salih to reach out to Pete with HP to see if there is a manufacturer warranty.
- Woodstone Grille and Spa Update
- Interior Furnishing and Finishes Vote
 

**Motion** – Salih Varoglu motions to allow the owners under section 12.10 to replace interior furnishing and finishes with board approval to follow a Western/Mountain Theme.

**Second** – Carla Pokrywka Cole

**Vote** – 4-0. Matt Halvorson did not respond to the voting.

**Resolution** – Motion passes 4-0.
- Housekeeping Rules regarding Keys and Parking – Salih is working on a draft for the board to review.
- Pool Signage
  - Billy noted this is in the works.

### Owner Open Forum

- An owner inquired about ceiling cracks inside units. Billy noted he is working on getting quotes for this work as it is building-wide.
- Mr. Tannous noted that he is concerned about the front desk service, long check in lines/times and misinformation. The Board is looking into other ways to expedite the process.

### Executive Session to review GLE owner assessment aging report.

**Motion** – Salih Varoglu moves to go into an Executive Session at 4:36pm.

**Second** – Martyn Cooper seconds.

**Vote** – 5-0

**Resolution** – Motion passes 5-0.

**Motion** – Carla Cole moves to come out of executive session at 4:57pm.

**Second** – Martyn Cooper seconds.

**Vote** – 5-0

**Resolution** – Motion passes 5-0.

### FY 23 Meeting Dates

- |                                   |               |
|-----------------------------------|---------------|
| ○ November 8, 2023 Annual Meeting | 1:00-3:00pm   |
| ○ January 23, 2024                | 3:00pm-5:00pm |
| ○ April 23, 2024                  | 3:00pm-5:00pm |
| ○ July 23, 2024                   | 3:00pm-5:00pm |
| ○ September 24, 2024              | 3:00pm-5:00pm |
| ○ October 3, 2024 Annual Meeting  | 3:00pm-5:00pm |

**Motion** – Salih Varoglu motions to adjourn.

**Second** – Carla Cole seconds.

**Vote** – 5-0

**Resolution** – Motion passes unanimously.

- Adjournment - Meeting adjourned at 5:02pm