

# **GRAND LODGE RESORT (WEST) HOMEOWNERS ASSOCIATION**

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

October 2, 2023 4:00 PM – 5:00 PM (MDT)

### **Board of Directors**

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

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

- Salih Varoglu called the meeting to order at 4:01 pm and established a quorum with 4 out of 5 Board Members present. Elizabeth joined at 4:11 pm.

Topic of meeting is GLW Budget for next year and related topics.

**Motion** – Scott motions to fund Trash Cans on every hallway near the ice machines.

**Second** – Salih seconds.

**Vote** – No vote. After discussion, Scott withdraws the motion.

**Resolution** – Motion withdrawn.

Discussions took place about placing an In-Room Laminated page in every room.

**Motion** – Scott motions to remove wording “may subject the Guest to criminal and legal charges” from the No Bikes, Skis/Snowboards paragraph in the laminated page.

**Second** – Dave seconds.

**Vote** – 3-0. Salih abstains. Reagan was not available for this vote.

**Resolution** – Motion passes.

Further discussions took place about the In-Room Laminated page. The Board decided to table other changes until a future date.

The Board next discussed the Capital Reserves Projection file in detail and decided to remove FF&E for internal updates. Having confirmed with our audit accountant that Capital expenses are expenses which can be depreciated, the Board agreed to ask our HOA Manager to list the 5% Management Fee for Capital projects at the top of the Budget as an expense line under the CAPITAL RESERVE section, so that this fee can also be depreciated.

Next, the Board discussed the Front Desk staffing and agreed to submit a Budget amount of \$184,000 for GLW contribution to this category. The Board acknowledged that \$184,000 represents GLW HOA’s share of a total budget of \$391,000 for Front Desk staffing. Section 12.2 of GLW Declaration states: **front desk in the Resort Building shall be staffed and kept open for at least ten (10) hours on each day the Building is open for use by paying guests**

therefore, the Board agreed that the amount of \$184,000 more than fulfills GLW HOA obligation.

The Board discussed other categories in the Budget, ideas for incorporating technology to the registration process, the excessive cost of Cleaning - Common Areas and ideas to lower this expense line, and whether the deficit from FY22 was incorrectly carried into the current year. All questions to be discussed with our HOA Manager.

FY23 Upcoming Meeting Dates

- October 4, 2023 Annual Meeting – 1:00pm

Adjournment

**Motion** – Salih Varoglu motions to adjourn at 6:01 pm.

**Second** – Dave Robson seconds.

**Vote** – 5-0

**Resolution** – Motion passes unanimously.

Meeting adjourned at 6:01 pm.