

GRAND LODGE RESORT II (EAST) HOMEOWNERS ASSOCIATION

Grand Lodge East HOA Special Board Meeting Minutes

November 3, 2023 10:00 AM – 11:00 AM (MT)

Attendance: The following Directors were present and acting:

Salih Varoglu	President	Term 2022 - 2025
Matt Halvorson	Vice President	Term 2020 - 2023
Carla Cole	Secretary	Term 2022 - 2024
Martyn Cooper	Treasurer	Term 2022 - 2025
Lee Rosenbaum	Board Member	Term 2021 - 2024

Call meeting to order and establish quorum

Salih Varoglu called the meeting to order at 10:08 am and established a quorum with 5 out of 5 Board Members present.

- **Motion** – Martyn motions to postpone the annual meeting due to the absence of an annual budget that has been agreed upon with sufficient time for the HOA to deliberate and consider.
- **Second** – Lee seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes unanimously.
- **Motion** – Salih motions to move Annual Meeting to Monday, Dec 4th, 2023 @ 1pm.
- **Second** – Lee seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes unanimously.
- **Motion** – Martyn motions to approve \$1,200 payment to Scott Dobias for GLE sill repairs.
- **Second** – Lee seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes unanimously.
- **Motion** – Martyn motions to move our banking relationship to CBOC in order to receive interest on our cash balances using Federal Sweep at close to market rates. Included in this motion is the requirement that we have 2 signatories (Board Members) required for movement of funds in excess of \$20,000.
- **Second** – Lee seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes unanimously.
- **Motion** – Martyn motions to immediately begin collecting \$10/night per unit as a fee, which will accrue as revenue to the HOAs. For this upcoming ski season, the fees collected will be used solely to fund the night shift at the front desk. The mechanics of

how the fee is described or collected will be discussed during a work session next week. All bookings received so far are to be grandfathered in and not charged this nightly fee. Further, owners and non-paying guests of owners will not be required to pay this fee.

- **Second** – Lee seconds.
- **Discussion** – Lee requests to remove “only fund the front desk”. Salih wants to emphasize that the front desk budget submitted was calculated to include 24/7 coverage. After discussion, the Motion will be replaced by a new Motion.
- **Vote** – No vote on Motion as drafted above.
- **Resolution** – New Motion to follow.

- **Motion** – Carla motions to begin on December 1, 2023, to start collecting \$10/night per unit which will accrue as revenue to the HOA. These amounts will help to offset increases in HOA dues and the need for special assessments. The mechanics of how these amounts are described or collected will be discussed during a future board meeting. All bookings received prior to December 1, 2023, are to be grandfathered in and not charged. Further, bookings for owners and non-paying guests of owners will not be required to pay \$10/night per unit.
- **Second** – Lee seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes unanimously.

- **Motion** – Martyn motions to approving an annual expense of \$1,000 for electronic voting to be incorporated in the budget.
- **Second** – Lee seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes unanimously.

Salih will confirm all motions made today are approved by our legal counsel. All these motions made today are to help fund our reserve which is severely deficient.

Adjournment

Motion – Salih motions to adjourn at 10:57 am.

Second – Matt seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Meeting adjourned at 10:57 am.