

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Quarterly Board Meeting Minutes

January 25, 2024 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
Zeph Fogerson	Board Member	Term 2023 – 2026

Absent

Dave Robson	Board Member	Term 2023 – 2026
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CBMR

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

Owners Present

Mary Varoglu
Martin Frith

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:11pm and established a quorum with 4 out of 5 Board Members present. Dave Robson was absent for the meeting.

Approve Meeting Minutes

- September 19, 2023 Quarterly Board Meeting

Motion – Salih Varoglu motions to approve meeting minutes for September 19, 2023 as presented.

Second – Elizabeth Frith seconds.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

Motion – Salih Varoglu motions to approve the December 1, 2023 meeting minutes.

Second – Elizabeth Frith seconds.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

Motion – Salih Varoglu motions to approve the January 10, 2024 meeting minutes.

Second – Scott Dobias seconds.

Discussion – Salih wanted it on the record that on the January 10, 2024 minutes, it notes that “Salih assured that all LTR related questions will be answered”. Salih did not

promise to send an edited 2021 question and answers document to all owners for the January 22, 2024 owner meeting.

Vote – 4-0

Resolution – Motion passes unanimously 4-0

Motion – Salih Varoglu motions to approve the Unit Owner Local Representative Responsibility Form.

Second – Zeph Fogerson seconds.

Discussion – Scott inquired whether the Town of Mt. CB required this for Grand Lodge STRs. Jared noted that the Town actually doesn't require this for the Grand Lodge because they are waived from the STR Licensing process.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

New Business

- Manager and Financial Report – See attached packet.
 - Billy will take a look to see why the Capital Expenses is showing a credit.
 - Billy will look at purchasing a cover for the firepit to preserve longevity.
 - Billy will send out a summary email
- Action Items
 - Billy and Jared noted that this will continue to be updated, but many items have been completed.
 - CBMR Properties will provide the board with the actual work order flow of Inspection Reports.

- Election of Officers

Motion – Scott Dobias motions to nominate Zeph Fogerson as Secretary and the rest of the board remains in their current roles.

Second – Salih Varoglu seconds.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

- Owners Zoom Meeting Review

Motion – Salih Varoglu motions that upon review of the owners meeting that the board revises the letter to town and send upon agreement of the revision.

Discussion – This email would be questions pertaining to LTR and combining the HOAs.

Second – Scott Dobias seconds

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

Motion – Salih Varoglu motions to send the meeting minutes from the January 22, 2024 owner meeting to all owners as soon as possible.

Second – Scott Dobias seconds.

Discussion – Elizabeth wants to know if the board should remove the “board will make a decision section”. Salih noted that it's not necessary to remove.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

- Housekeeping Rules Regarding Keys and Parking

Motion – Salih Varoglu motions to send housekeeping rules to owners without the 12-4pm parking to the owners as soon as possible.

Second – Elizabeth Frith seconds

Discussion – Elizabeth noted that some non-CBMR managed housekeepers are there until 8pm, which she is concerned about.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

- In-Room Laminate Pages

Motion – Salih Varoglu motions that the in-room laminate pages to be emailed to all homeowners as soon as possible.

Second – Scott Dobias seconds.

Vote – 4-0

Resolution – Motion passes unanimously 4-0.

- Pool Towels

- Action item: Heather Driggs will get samples and quotes for different styles and qualities and will provide this to the board.
- A discussion ensued about whether the HOA should pay for the pool towels or if owners would be. No decision has been made and the discussion will continue.

Old Business

- Capital Project Update – Billy

FY23 Meeting Dates

- April 25, 2024 Board Meeting – 3:00pm-5:00pm
- July 25, 2024 Board Meeting – 3:00pm-5:00pm
- September 26, 2024 Board Meeting – 3:00pm-5:00pm
- October 3, 2023 Annual Meeting – 1:00pm-3:00pm

Adjournment

Motion – Salih Varoglu motions to adjourn.

Second – Scott Dobias seconds.

Vote – 4-0.

Resolution – Motion passes unanimously 4-0.

- Meeting adjourned at 5:14pm.