

GRAND LODGE RESORT II (East) HOMEOWNER’S ASSOCIATION

Grand Lodge East Quarterly Board of Directors Meeting

April 23, 2024 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 2023 - 2026 |
| 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 |
| Daniel Fritton | Admin Asst. |

Owners:

Carlo Santora - #319
David Arth - #122, #217, #219, #220, #222
Peakview Property Mgmt. - #113
Al Vogel – #315
Tim and Tara Rynders – #123
John Rogers – #405 & #503
Roger Bell – #325
Lance Timbreza – #403
Bradley Dakake – #421

Call meeting to order and establish quorum

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

Approve of Meeting minutes

- April 8, 2024 Special Board Meeting
Motion – Carla motions to approve the April 8, 2024 Special Board Meeting minutes.
Second – Martyn Cooper seconds.
Vote – 5-0
Resolution – Motion passes unanimously.

New Business

- Manager and Financial Report – See meeting packet
 - **ACTION ITEM:** Jared will reach out to HOA Accounting for the actuals versus budget for “Prior Year Surplus” to ensure that’s accurate.

- **ACTION ITEM:** Community Banks of Colorado interest income should be showing up P&L for the other bank accounts.
- Action Items
 - **ACTION ITEM:** Billy will update Responsible HOA and date reported on Action Item List.
 - Action Item list will also be sorted by highest priority to lowest moving forward.
 - Update note for Carpet Replace to reflect Hosp. Pro will replace those sections.
- Approval of Written Action Outside of Meetings
 - No approvals needed.
- Housekeeping Vests
 - Will be added to the Unit Rep. Form email to all owners.
- Reserve Study
 - Board wants to wait to complete Reserve Study until next FY's capital budget.
- Insurance
 - **ACTION ITEM:** Jared to resend the insurance email to the Board to approve via email.
- Unit Owner Representative Form
 - **ACTION ITEM:** Jared will email another push for this. Set a deadline for May 31, 2024.
- Parking Rules
 - GLC meets tomorrow and will discuss the GLE/GLW pending parking policy approval.
- Linen Closets
 - Currently belong to the Residential HOAs. No lease in place with CBMR. Tabled for this meeting.
- Heat Pad re. Dumpster Area
 - Board would like to see heat padding to melt ice by dumpster area.
 - Billy is working with CB Electric to get an external plug for these mats.
 - \$1,000 for a 2'x10' mat. Potentially need three mats.
- In-Room Laminate Pages
 - Placed in all CBMR units and given out to rental managers for other units.
- Pool Towels
 - Heather proposed several different options and will send that info directly to the boards.
- External Unit Locks
 - Matt discussed the benefit of some owners using Schlage locks.
 - Salih noted that this would require board approval. No decisions have been made yet as the Board is still doing some fact-finding.
 - Bill noted that our Onity rep. confirmed that the current locks have Bluetooth capabilities so the board could start using [DirectKey](#) (mobile access solution for guests)

Old Business

- Capital Project Proposal and Update – Billy
 - Pool room for East Side totals \$6,500 to make repairs.
 - Painting hallways/trims/stairwells with repairs totals \$8,700 for east side contribution.

Motion – Salih Varoglu moves to approve the \$6,500 for the pool room repairs.

Second – Lee Rosenbaum seconds.

Discussion – Matt H. asked what the difference is from this repair to some of the repairs that occurred last year. Billy noted that the drywall is being removed this time for longevity purposes. Dates are not in-place for closures for this work. Email to owners will go out once pool is planned to be closed.

Vote – 5-0

Resolution – Motion passes unanimously.

Motion – Salih Varoglu motions to approve the \$8,700 for the repairs associated with painting the walls.

Second – Lee Rosenbaum seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

- Spa & Restaurant Update
 - Restaurant to open again around June 8, 2024.
 - No updates for the spa, but the Board is recommending that ads be placed on social media and in local papers.
 - Lee inquired about upgrades to the restaurant, i.e. carpet or updates to the fireplace.
- AMA
 - Board requested one update regarding termination that CBMR will pass along to the legal team.
- Owner Open Forum
 - Roger Bell is concerned on the number of towels, not the quality. He noted Wi-Fi at the ends of halls is insufficient. Billy is following up with Xtream on extenders. Roger inquired about parking enforcement. Jared noted that the GL parking is being enforced but 90-minute parking areas need to be enforced by the Town of Mt. CB.
 - Carlo Santora inquired about windows. Salih noted that both stucco and windows are needing repair, so it was put off another year to be able to complete them at the same time.

Executive Session to review GLE owner assessment aging report.

- No session occurred per HOA President

FY24 Meeting Dates

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|----------------------------------|---------------|
| ○ July 23, 2024 | 3:00pm-5:00pm |
| ○ September 24, 2024 | 3:00pm-5:00pm |
| ○ October 1, 2024 Annual Meeting | 3:00pm-5:00pm |

Motion – Salih Varoglu motions to adjourn.

Second – Carla Pokrywka Cole seconds.

Vote – 5-0

Resolution – Motion passes unanimously 5-0.

Adjournment - Meeting adjourned at 5:09pm