

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Quarterly Board Meeting Minutes

April 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
Daniel Fritton	Admin Asst.

Owners Present

Chris Bailey - #559
Joe and Barb Saya - #480
John Rogers - #570
Bert Adams - #255
Mark Keedy - #574
Jen Visitacion - #571
Mary Byron - #357
Tom Sturdivant - #374

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:00pm and established a quorum with 4 out of 5 Board Members present. Dave Robson submitted a proxy to Elizabeth Frith.

Approve Meeting Minutes

- April 8, 2024 Special Board Meeting

Motion – Salih Varoglu motions to approve the April 8, 2024 Special Board Meeting minutes.

Second – Elizabeth Frith seconded.

Discussion – Salih noted that the minutes are specifically for that meeting.

Vote – 5-0

Resolution – Motion passes unanimously.

New Business

- Manager and Financial Report – See attached packet.
- Action Items
 - **ACTION ITEM:** Jared to send revised list to both residential HOAs.
- Approval of Written Actions Outside of Meetings
- Housekeeping Vests
- Reserve Study
 - Pushing to next year's budget.
- Insurance

Motion – Salih Varoglu motions to upgrade insurance to \$350 ITV with the \$5000 deductible totaling \$35,750

Second – Zeph Fogerson seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

- Unit Owner Representative Form
 - **ACTION ITEM:** Jared will make another push to get these completed forms back by May 31, 2024.
- Parking Rules
 - Salih explained that GLE/GLW wish to update parking rules to include the ability for vendors or owners to park and get a pass while not in residence.
- Linen Closets
 - Were determined that they are owned by the residential HOAs. No action at this time.
- Heat Pad re. Dumpster Area
 - Billy is looking into quotes to make accessibility easier and safer. CB Electric would need to add an outlet for the pads. For a 2'x10' pad, \$900/piece. May need three pads.
- In-Room Laminate Pages
 - Have been placed in all units or given to property managers to place in units.
- Pool Towels
 - Heather presented various quotes for logo'd towels. No decision has been made.
- Email Notification to Owners for all Board Meetings

Motion – Elizabeth Frith motions that all special board meeting notifications and agendas be emailed to all homeowners in addition to posting on the owner portal.

Second – Scott Dobias seconded.

Discussion – Salih notes that there are special circumstances so he chooses not to second. Scott believes that the board should follow the policies in the governing documents and CCIOA and owners can check the portal for meeting notices. Scott just supports the idea of just sending a notice/agenda, but not all documents. Salih noted that the board has been doing special board meetings for 30 minutes at a time just to vote on certain items. With this, Salih requests that boards members could commit to one-hour time slots.

*Motion amended from the discussion.

Vote – 5-0

Resolution – Motion passes unanimously.

- External Unit Locks
 - Board is considering Wi-Fi unit locks on non-CBMR managed units to eliminate the need to wait in line at the front desk. No decision has been made while the board and CBMR work out details.

Old Business

- Capital Project Proposal and Update – Billy
 - Billy is requesting \$7,000 (West's share) for interior pool updates and \$9,400 (West's share) for touch-up painting and repairs in the hallways.

Motion – Salih Varoglu motions to approve the \$7000 for the pool room updates.

Second – Scott Dobias seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

Motion – Salih Varoglu motions to approve the \$9,400 for fixing hallways damage and touch-up painting

Second – Scott Dobias seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

- Spa & Restaurant Update
 - CBMR will be placing ads in paper and on social media for a spa lease. Restaurant to open in early June when the mountain opens for Summer operations.
- Storage Areas for Owners
 - Salih noted that in the on-site walkthrough, this will be discussed.
 - Zeph noted that storage for bikes need to be addressed. Possibility for an outdoor storage area as well.
- Open Owner Forum
 - Joe would like window coverings upgraded to reduce heat. Billy noted that window coverings are now owner responsibility.
 - Pat McGhee opposed the use of the conference rooms for bike/ski storage as his unit is very near to the room and would cause disturbances to his and other owner's guests.
 - Joe inquired about removing wallpaper in the bathrooms. Billy noted that it would be cost-effective to do a large number of units at one time.
 - Tom Sturdivant inquired about vendors for storage closets. Billy noted that any closets installed would need to be sprinkled.

FY24 Meeting Dates

- July 30, 2024 Board Meeting – 3:00pm-5:00pm
- September 25, 2024 Board Meeting – 3:00pm-5:00pm
- October 3, 2023 Annual Meeting – 1:00pm-3:00pm

Adjournment

Motion – Salih Varoglu motions to adjourn.

Second – Zeph Fogerson seconds.

Vote – 4-0.

Resolution – Motion passes unanimously 4-0. Scott Dobias had already left the meeting.

- Meeting adjourned at 5:14pm.