

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

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

Wednesday, May 15, 2024 3:30 PM – 4:00 PM (MT)

### **Board of Directors**

Salih Varoglu	President	Term 2022 - 2025
Elizabeth Frith	Vice President	Term 2021 - 2024
Scott Dobias	Treasurer	Term 2022 - 2025
Zeph Fogerson	Secretary	Term 2023 - 2026
Dave Robson	Board Member	Term 2023 - 2026

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Owners in attendance:

Many.

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

- Salih called the meeting to order at 3:35 pm and established a quorum with 3 out of 5 Board Members present. Dave and Scott joined at 3:39 pm.

### **Approve Meeting Minutes**

- **Motion** – Salih motioned to approve the April 25, 2024 Quarterly Board Meeting Minutes.
- **Second** – Elizabeth seconds.
- **Vote** – 3-0
- **Resolution** – Motion passes.

### **New Business:**

- **Motion** – Salih motioned to approve the Schlage Encode Plus Smart WiFi Deadbolt with Century Trim in Aged Bronze door lock as an alternate to the existing door locks to be installed in place of the existing door locks for unit owners who choose to swap them.
- **Second** – Zeph seconds.
- **Discussion** – Many questions were brought up. Salih stated that he was under the understanding that this topic was discussed by board members previously, during his absence last week, but in light of many pending questions, he withdraws the motion and moves to table the topic for now. Dave seconds.
- **Vote** – No vote.
- **Resolution** – Motion withdrawn and the topic is tabled.
- **Motion** – Salih motioned to allow rental of the HOA West owned storage closets throughout the Grand Lodge West of which there are 2 per floor on floors 2-5 and of which the large units on floor 2 and 5 (at \$55 per closet per month) and the small units on floors 3 and 4 (at \$25 per closet per month) to be rented to Halvorson Rentals for a timeframe of 3 months. The remaining 4 closets will be available for other management

companies to rent/claim at similar pricing at which time the Board will further discuss the fate of the remaining closets.

- **Second** – Zeph seconds.
- **Discussion** – Many questions were brought up. Salih stated that he was under the understanding that this topic was discussed by board members previously, during his absence last week, but in light of many pending questions, he withdraws the motion and moves to table the topic for now. Dave seconds.
- **Vote** – No vote.
- **Resolution** – Motion withdrawn and the topic is tabled.

Next agenda item, pool towels is also tabled for now.

- **Motion** – Salih motioned to approve the TopTie Custom Uniform Vest in the color of black with “Grand Lodge” (font Georgia) embroidered in gray in the upper left (current cost on Amazon \$13.59) OR TopTie Cobbler Vest with “Grand Lodge” (font Georgia) embroidered in light gray in the upper left (current cost \$15.98) as the required uniform for all cleaners in the Grand Lodge that do not have a uniform for their cleaning company to wear when they are in and on the Grand Lodge Property and whereas the uniform is not purchased or the responsibility of the HOA.
- **Second** – Elizabeth seconds.
- **Discussion** – Many questions were brought up. Grand Lodge logo should not be on the vests, as requested by CBMR GM Heather. Salih stated that Jared Martin had emailed owners with a deadline of May 31, 2024 to get an idea of how many vests may be needed. In light of these pending questions, he withdraws the motion and moves to table the topic for now.
- **Vote** – No vote.
- **Resolution** – Motion withdrawn and the topic is tabled.
- **Motion** – Salih motioned to send all owners the “reminder to vote” email as drafted and shared with all board members.
- **Second** – Scott seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.
- **Motion** – Salih motioned to send all owners the “new parking rules” email as drafted and shared with all board members.
- **Second** – Scott seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.

#### Open Owner Forum:

Joel Benisch cautioned that the Grand Lodge logo on the vests may create legal liability to the HOA for the actions of housekeepers not employed by the HOA.

Tom questioned the reason for the Unit Owner Local Representative Form. Salih explained that the front desk staff need to know who is authorized to enter an owner's room, if any person asks for a key.

Bryce Miller questioned about the Door Locks and the Towels.

Joel Benisch questioned if a Door Lock Box with a key would allow people to bypass the front desk 100%, without the front desk knowing there is a person in that room.

Martin Frith questioned if the HOA would be responsible to police (monitor) that people are not staying in those rooms longer than 29 days. Salih stated that the HOA Boards do not act in that capacity. Anyone trying to cheat the system will be subject to enforcement of HOA rules and the Town's mandate.

#### Adjournment

**Motion** – Salih motions to adjourn at 5:10 pm.

**Second** – Dave seconds.

**Vote** – 5-0

**Resolution** – Motion passes.

Meeting adjourned at 5:10 pm.