

GRAND LODGE RESORT (WEST) HOMEOWNERS ASSOCIATION

Grand Lodge West HOA Special Board Meeting Minutes

Wednesday, May 29, 2024 3:30 PM – 4:30 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

Owners in attendance:

Bert Adams 255

Joshua Visitacion 571

Scott Crist 180

Joe & Barb Saya

Mary Byron & Pat

Mary Varoglu

Todd Lustgarten 577 joined later.

Wen Lin 452/454 joined later.

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. Scott joined at 3:50 pm.

Dave previously emailed that he cannot attend, and assigned Elizabeth as his proxy.

Approve Meeting Minutes

- **Motion** – Salih motioned to approve the May 15, 2024 Special Board Meeting Minutes.
- **Second** – Zeph seconds.
- **Vote** – 2-0 (Elizabeth abstains)
- **Resolution** – Motion passes.

New Business:

- **Motion** – Elizabeth motioned that the Board obtains more lock options from the HOA Manager and other sources since the Schlage Encode has no warranty and there are reliability and safety concerns from the reviews.
- **Second** – Salih seconds.
- **Discussion** – Salih stated that during the Grand Lodge East meeting earlier today, Matt Halvorson stated that these door locks have been used in other properties and no warranty issues were experienced; and, CBMR as our HOA Manager did not bring forth any objection to these locks being used. Zeph commented that these locks have a favorable reputation.
- **Vote** – 2-2 (Elizabeth & Dave by Proxy vote Yes. Zeph & Salih vote No.)
- **Resolution** – Motion fails.

- **Motion** – Salih motioned to approve the Schlage Encode™ Smart WiFi Lever 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, without placing lock boxes on the doors, which lock boxes will be available elsewhere in the Grand Lodge to be accessible by CBMR as our HOA Manager and by the Fire Department in cases of emergency.
 - **Second** – Zeph seconds.
 - **Discussion** –Scott stated that he has used these locks before and they were good and dependable. Elizabeth voiced concerns about security and emergency issues. Salih stated that the lock boxes will be available elsewhere in the Grand Lodge to be accessible by CBMR as our HOA Manager and by the Fire Department in cases of emergency.
 - **Vote** – 3-2 (Elizabeth & Dave by Proxy vote No.)
 - **Resolution** – Motion passes.
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- **Motion** – Salih motioned to allow rental of the 8 HOA owned storage closets in the Grand Lodge West, 2 per floor on floors 2, 3, 4, and 5, the larger ones measuring approximately 10' x 7' and totaling 70 sq/ft, and the smaller ones measuring approximately 6' x 5' and totaling 30 sq/ft, at the rate of \$1.50 per square foot per month to be prepaid on a quarterly basis effective June 1, 2024, two to Halvorson Rentals on one floor, and six to CBMR on the other floors for a period of 12 months, upon the signing of a lease.
 - **Second** – Zeph seconds.
 - **Vote** – 4-0 (Dave by Proxy vote abstains)
 - **Resolution** – Motion passes.
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- **Motion** – Salih motioned to recognize the pool towel usage as a result of rental activity and to stop the purchasing of pool towels by the HOAs.
 - **Second** – Zeph seconds.
 - **Vote** – 4-0 (Dave by Proxy vote abstains)
 - **Resolution** – Motion passes.
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- **Motion** – Salih motioned to approve the TopTie Custom Uniform Vest in the color of black with “Housekeeping” (font Georgia) embroidered in gray in the upper left (current cost on Amazon \$9.49 plus shipping) OR TopTie Cobbler Vest with “Housekeeping” (font Georgia) embroidered in white in the upper left (current cost on Amazon \$15.98 plus shipping) as the required and Board Approved uniforms for all Housekeepers in the Grand Lodge who do not have a uniform for their cleaning company to wear when they are in and on the Grand Lodge Property, which uniform is not purchased by the HOA and is not the responsibility of the HOA.
- [TopTie Custom Adult Volunteer Uniform Vest Polyester Zipper Supermarket Activity Vest at Amazon Men’s Clothing store](#)
- [TopTie Custom Embroidered Unisex Cobbler Vest Kitchen Chef Apron, Art Painting Grooming Smock Working Uniform-Black: Clothing, Shoes & Jewelry](#)

- **Second** – Zeph seconds.
 - **Vote** – 5-0 (Dave by Proxy)
 - **Resolution** – Motion passes.
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- **Motion** – Salih motioned to send the 4 emails drafted for Door Locks, Linen Closets, Pool Towels and Housekeeping Vests to owners, possibly subject to minor revisions, within the next week or two.
 - **Second** – Zeph seconds.
 - **Vote** – 5-0 (Dave by Proxy)
 - **Resolution** – Motion passes.

Open Owner Forum:

Joe Saya stated that the front desk staffing is essential and should not be eliminated. He asked about having two separate lock systems in the Grand Lodge. And questioned why it took about 30 minutes for someone to arrive from Gunnison to turn off the Water Cutoff Valve during the 2022 flood which started in unit 517. Salih stated that he would inquire about that with CBMR.

Pat also shared concerns about the locks and commented about the storage closets.

Wen asked about replacing the window coverings in his room, and if any other owners have replaced theirs.

Todd questioned if the Board could promote the Grand Lodge Owners Facebook page to all owners by email.

Adjournment

Motion – Salih motions to adjourn at 5:30 pm.

Second – Elizabeth seconds.

Vote – 4-0

Resolution – Motion passes.

Meeting adjourned at 5:30 pm.