

# **GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION**

## **Grand Lodge East Quarterly Board of Directors Meeting**

July 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**

Heather Driggs	General Manager
Billy Morgan	Senior Building Maintenance Manager
Jared Martin	Property Manager
Daniel Fritton	Admin Asst.
Bill MacFarlane	Sr. Director of Lodging (joined late and departed early)

#### **Owners:**

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

- Salih Varoglu called the meeting to order at 3:01pm and established a quorum with 4 out of 5 Board Members present. Lee Rosembaum joined the meeting a few minutes Late.

#### **Approve of Meeting minutes**

- July 10, 2024 Special Board Meeting
  - Motion** – Salih Varoglu motions to approve the July 10, 2024 Special Board Meeting minutes.
  - Second** – Carla Cole seconds.
  - Vote** – 4-0

**Resolution** – Motion passes unanimously. Lee Rosembaum was not present for this vote.

#### **New Business**

- Manager and Financial Report – See meeting packet
- Action Items
  - Billy will add the installation of dumpster heating pads to the action items list.
  - Cracks and settling in living areas will be assessed for the potential need for drop beams. Billy will add this to the action items.
- Approval of Written Action Outside of Meetings
  - Motion**- Salih Varoglu motions to approve paying the \$250 waiver fee to the Town of Mt. CB for LTR.
  - Second**- Martyn Cooper Seconds
  - Vote**- 5-0
  - Resolution**- Motion passes unanimously
- Trash Situation

- Bill clarified that the larger size trash receptacles have been helpful. Heather will provide extra information to renters at the front desk.
- Amenity Fee
  - Discussion on the possibility of collecting a \$20/night fee from guests and transferring funds to the HOA reserve account.
  - **ACTION ITEM** – Jared will contact the accounting team to inquire about the feasibility of future fund transfers and will try to provide answers by the end of the week.
  - **ACTION ITEM** – Heather will see if IQware can provide a monthly report for the board by unit number and number of room nights occupied.
- LTR Update
  - The Board inquired about how many employees CBMR would need housing for at Grand Lodge. And would CBMR subsidize these rentals. Jared noted that the LTR's may not be solely used for CBMR employees.
- Ceiling Cracks
  - See note above in Action Item category.

#### Old Business

- Capital Project Update – Billy
  - Vendor and proposal for the alarm system revamp to be submitted to all boards soon.
- Spa & Restaurant Update
  - No update.
- AMA
  - Motion**- Salih Varoglu motions to approve AMA as it currently stands
  - Second** – Lee Rosenbaum seconds
  - Vote**- 5-0
  - Resolution**- Motion passes Unanimously.
- Housekeeping Vests
- Unit Owner Representative Form
- Parking Rules
- Linen Closets
- Pool Towels
- External Unit Locks
  - Issues have arisen with guests not reading check-in instructions and being unaware of the access code, resulting in difficulties for the front desk staff in providing assistance.
- Heat Pad re. Dumpster Area
  - See note above in Action Item section.

#### Executive Session to review GLE owner assessment aging report.

##### FY24 Meeting Dates

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

**Motion** – Salih Varoglu motions to adjourn.

**Second** – Martyn Cooper seconds.

**Vote** – 5-0

**Resolution** – Motion passes unanimously 5-0.

Adjournment - Meeting adjourned at 4:20pm