

GRAND LODGE RESORT (WEST) HOMEOWNER'S ASSOCIATION

Grand Lodge West HOA Quarterly Board Meeting Minutes

July 30, 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
Dave Robson	Board Member	Term 2023 – 2026

Absent

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

Mary Varoglu - #153, #273, #578
Tom Sturdivant - #374
Jen Visitacion - #571
Todd Lustgarten - #575
Chris Bailey - #559
Patricio Zambrano - #277
Erika Grezeszak - #581

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:00pm and established a quorum with 5 out of 5 Board Members present.

Approve Meeting Minutes

- July 10, 2024 Special Board Meeting

Motion – Salih Varoglu motions to approve the July 10, 2024 Special Board Meeting minutes.

Second – Zeph Fogerson seconded.

Vote – 5-0

Resolution – Motion passes unanimously.

New Business

- Manager and Financial Report – See attached packet.
 - **Action Item** - Jared to reach out to accounting team about negative cash balance in financial report.

- **Action Items:**
 - Billy to adjust pool improvements to include the inside deck area of pool.
 - Billy to come up with plan for West entrance flooring and protecting the walls.
- Approval of Written Actions Outside of Meetings
 - Motion**- Salih Varoglu motions to approve paying the \$250 waiver fee to the Town of Mt. CB for LTR.
 - Second**- Zeph Fogerson Seconded
 - Vote**- 5-0
 - Resolution**- Motion passes unanimously.
- Trash Situation
 - Jared and Heather noted that trash being left in hallways and around receptacles has increased in July. CBMR is working on identifying responsible parties and educating guests. Cost for cleaning common areas has gone over budget to remove the trash and clean up the dumpster area daily. The trash placed by the elevators, in the lobbies, outside the trash compactor and in the bear proof bins we can't review surveillance footage to pin point the unit it came from.
- Amenity Fee
 - A discussion ensued regarding the approved amenity fee and how it will be billed to guests and collected by the HOAs.
 - **Action Item** – Bill noted that he believes that it will be a conflict of interest for CBMR to monitor the collection of the amenity fee since it's being collected from all guests, CBMR-managed or not. In addition, he will check with HOA Accounting team to see if they have the bandwidth to take this on monthly. Bill will draft a formal email with this position and send to both boards.
- LTR Update
 - Salih Varoglu will attend the town meeting on August 6th to obtain information and provide answers for the owners moving forward.

Old Business

- Capital Project Update – Billy
 - Motion** - Salih Varoglu motions to approve Schindler project for elevator work.
 - Second** - Zeph Fogerson seconded.
 - Vote** - 5-0
 - Resolution** - Motion passes unanimously
- Spa & Restaurant Update
 - Jared confirmed that he has communicated with all property managers regarding the availability of these tent cards and clarified that they can be obtained from the front desk for their owners if desired.
- Storage Areas for Owners
 - Logo'd was converted to short-term bike/ski storage, but long-term storage for owners is still in the works.
- External Unit Locks
 - No discussion occurred.
- Heat Pad re. Dumpster Area
 - Billy noted that CB Electric will be installing larger electrical outlets to accommodate heating pads.
- Pool Towels

- No discussion occurred.
- Housekeeping Vests
 - No discussion occurred.
- Parking Rules
 - No discussion occurred.
- Linen Closets
 - No discussion occurred.

Open Owner Forum

- Todd Lustgarten raised concerns about garbage being left in hallways and near elevator trashcans. Heather noted that she is working on communication at the front desk for all guests about what to do with their trash, if needed.
- Patricio raised concerns about the \$20 amenity fee, suggesting it feels like a hidden charge. Salih clarified that the fee aims to build-up the reserve fund for future improvements to the building. Salih emphasized the importance of transparency regarding this fee.

Executive Session for Aging Report Discussion

Motion- Salih motions to go to executive session at 4:46pm.

Second- Zeph Fogerson seconded.

Vote- 5-0

Resolution- Motion passes unanimously.

Motion- Dave Robson motioned to exit executive session at 4:48pm.

Second- Salih Varoglu seconded.

Vote- 5-0

Resolution- Motion passes unanimously

FY24 Meeting Dates

- 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 seconded.

Vote – 5-0.

Resolution – Motion passes unanimously 5-0.

- Meeting adjourned at 4:55pm.