

GRAND LODGE RESORT II (East) HOMEOWNER'S ASSOCIATION

Grand Lodge East Quarterly Board of Directors Meeting

September 24, 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

Bill MacFarlane	Sr. Director of Lodging
Billy Morgan	Senior Building Maintenance Manager
Jared Martin	Property Manager
Daniel Fritton	Admin Asst.

Owners:

David Arth - #122, #217, #219, #220, #222, #510
Al Vogel - #315
Russ Jennings - #307, #511, #524
Bradley Dakake - \$21
Mike East - #410

Call meeting to order and establish quorum

- Salih Varoglu called the meeting to order at 3:03pm and established a quorum with 4 out of 5 Board Members present. Lee Rosenbaum was absent at the start of the meeting.

Approve of Meeting minutes

- July 23, 2024 Board Meeting
Motion – Salih Varoglu motions to approve the July 23, 2024 Board Meeting minutes.
Second – Martyn Cooper 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 ITEM:** Billy to look into better corner guards to cut down on maintenance labor to paint. Billy will also add Heat Pads to Capital spreadsheet.
- Action Items
 - **ACTION ITEM:** Billy will update the Action Item list and email to GLE and have prepared for GLW meeting.
- Approval of Written Action Outside of Meetings – N/A
- Collection Policy

- Salih noted he had questions about these new policies, especially the collection policy, that he asked the attorney. These are tabled for now and the Board will approve via action outside of a meeting one he has answers.
- Phone and Email Policy

Old Business

- Capital Project Update – Billy
- AMA
 - Salih noted that the HOA approved at the last meeting 5-0. Bill noted that it was never signed or executed. Tabled so that GLE Board can review and reply.
- Heat Pad re. Dumpster Area
 - Power has been run for these pads, so we're ready to install prior to winter.
- Restaurant Update
 - Restaurant will likely open when the ski resort does in November.
 - **ACTION ITEM:** Jared to follow-up with Steve on opening date for Highlife Crust & Crafts.

Motion – Salih Varoglu motions to approve paying \$250 for a waiver to request that the town of Mt. Crested Butte amends section 12.2 of the Declarations.

Second – Carla Cole seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Note – Bill noted that Commercial HOA should align with GLE and GLW as well.

- Open Owner Forum
 - Al Vogel noted he has not received any updates on the LTR decision. Martyn noted that Al can sign a lease as he wishes.
 - **ACTION ITEM:** Bill/Jared will email all LTR-approved owners that are ok to proceed with LTRing.

Executive Session to review GLE owner assessment aging report.

Motion – Salih Varoglu motions to enter executive session at 4:03pm

Second – Martyn Cooper seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

Motion – Salih Varoglu motions to exit executive session at 4:14pm.

Second – Carla Cole seconds.

Vote – 5-0

Resolution – Motion passes unanimously.

FY24 Meeting Dates

- Budget Meeting November 13, 2024 @ 3pm
- Annual Meeting Postponed to November 20, 2024 @ 3pm

Motion – Salih Varoglu motions to adjourn.

Second – Carla Cole seconds.

Vote – 5-0

Resolution – Motion passes unanimously 5-0.

Adjournment - Meeting adjourned at 5:07pm