

GRAND LODGE RESORT (WEST) HOMEOWNERS ASSOCIATION

Grand Lodge West HOA Special Board Meeting Minutes

Monday, December 16, 2024 10:00 AM – 11:00 AM (MT)

Attendance: The following Directors were present and acting:

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

There were multiple owners in attendance.

Call meeting to order and establish quorum

Salih called the meeting to order at 10:02 am and established a quorum with 4 out of 5 Board Members present. Scott seconds. Zeph joined a few minutes later.

Salih presented a summary to owners in attendance regarding the termination of the HOA Management Agreement with CBMR, and the reasons leading to this point and the steps being taken by the HOA Boards.

New Business:

- **Motion** – Salih motioned to adopt the Collection Policy and the Phone & Email Policy as submitted by the HOA Attorney.
- **Second** – Dave seconds.
- **Vote** – 4-0
- **Resolution** – Motion passes.
- **Motion** – Salih motioned to email the HOA Attorney for answers related to Budgets, potential merging of HOAs, and Owners Voting for multiple topics with the next eVote.
- **Second** – Zeph seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.
- **Motion** – Salih motioned to approve the Pool Room/Fitness Center Heat Repair Quote submitted to the Board previously by email.
- **Second** – Scott seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.
- **Motion** – Salih motioned to approve the amount of \$1,000.00 maximum for eVote budget to send questions to owners early next year.
- **Second** – Zeph seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.

- **Motion** – Salih motioned to approve the expense of \$500.00 maximum, to install a Keypad at the Pool Entry Door.
 - **Second** – Scott seconds.
 - **Vote** – 5-0
 - **Resolution** – Motion passes.
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- **Motion** – Salih motioned to send the HOA Management Agreements being discussed to the HOA Attorney.
 - **Second** – Zeph seconds.
 - **Discussion** – Dave and Elizabeth point out that there are still many questions not answered. Scott agrees but the review from the HOA Attorney is for legal aspects, and not business aspects. Salih revises the Motion as below:
 - **Motion** – Salih motioned to send the HOA Management Agreements being discussed to the HOA Attorney for legal review.
 - **Second** – Zeph seconds.
 - **Vote** – 5-0
 - **Resolution** – Motion passes.
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- **Motion** – Scott motioned to approve up to \$400,000.00 maximum for the Fire Alarm budget, subject to final decisions regarding contractor and project details.
 - **Second** – Dave seconds.
 - **Vote** – 5-0
 - **Resolution** – Motion passes.
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- **Motion** – Zeph motioned to approve the bid in the amount of \$10,000.00 to replace entrance hallway carpet on the two main floors.
 - **Second** – Scott seconds.
 - **Vote** – 5-0
 - **Resolution** – Motion passes.

Owner Open Forum:

Multiple owners voiced their support for the steps being taken by the HOA Board.

Joel Benisch suggested that any new HOA Management Agreement should be just a contract for services. Then you attach an Exhibit to the Contract that does the services you are hiring them to do and the costs associated with each. This allows you to simply replace the Exhibit whenever the list of individual services and/or the costs change.

Dave Robson questioned if CBMR's Commercial HOA would pay their split of 9.5% towards Common Expenses to the new HOA Management Company. This needs to be confirmed.

Joel Benisch suggested that for emergency and insurance purposes, how to manage knowing every room's occupancy? Salih stated that the HOAs are communicating with the Mt. CB Fire Chief to get these types of answers established.

Bryce Miller voiced his disagreement with charging the owners an Amenity Fee, even though owners were told that for stays less than 30 days in a calendar year, owners will not be charged. Bryce believes owners should not be charged any, because they already pay HOA dues.

Adjournment

Motion – Salih motions to adjourn at 12:09 pm.

Second – Dave seconds.

Vote – 5-0

Resolution – Motion passes.

Meeting adjourned at 12:09 pm.