

GRAND LODGE RESORT II (EAST) HOMEOWNERS ASSOCIATION

Grand Lodge East HOA Special Board Meeting Minutes

Monday, December 16, 2024 9:00 AM – 10:00 AM (MT)

Attendance: The following Directors were present and acting:

Salih Varoglu	President	Term 2022 – 2025
Matt Halvorson	Vice President	Term 2023 – 2026
Carla Cole	Secretary	Term 2022 - 2024
Martyn Cooper	Treasurer	Term 2022 - 2025
Lee Rosenbaum	Board Member	Term 2021 – 2024

There were multiple owners in attendance.

Call meeting to order and establish quorum

Salih called the meeting to order at 9:03 am and established a quorum with 4 out of 5 Board Members present. Lee joined two 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** – Martyn 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** – Carla 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** – Lee 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** – Martyn seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.

- **Motion** – Salih motioned to approve one of the quotes emailed by Matt Halvorson earlier today, to install a Keypad at the GLE North Entry Door for after-hours access.
- **Second** – Lee seconds.
- **Discussion** – The Board discussed that the cost may go higher and a maximum amount should be set. \$2,500.00 was agreed to. The Motion was revised as below:
- **Motion** – Salih motioned to approve one of the quotes emailed by Matt Halvorson earlier today, to install a Keypad at the GLE North Entry Door for after-hours access, the Keypad not to exceed the amount of \$2,500.00.
- **Second** – Martyn 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** – Martyn seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.
- **Motion** – Salih motioned to send the HOA Management Agreements being discussed to the HOA Attorney for legal review.
- **Second** – Martyn seconds.
- **Vote** – 5-0
- **Resolution** – Motion passes.

Owner Open Forum:

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

Adjournment

Motion – Salih motions to adjourn at 9:59 am.

Second – Lee seconds.

Vote – 5-0

Resolution – Motion passes.

Meeting adjourned at 9:59 am.