

**ANNUAL MEETING OF MEMBERS OF  
THE GRAND LODGE CRESTED BUTTE RESORT II CONDOMINIUM ASSOCIATION**

**Meeting Minutes**

October 15, 2020 1:00m – 3:00pm (MT)

Board of Directors

Salih Varoglu	President	Term 2019-2022
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Absent

Josh Hallman	Vice -President	Term 2018-2021
Kim Aronson	Treasurer/Secretary	Term 2018-2020
David Cummings	Board Member	Term 2018-2021
Jim Green	Board Member	Term 2019-2022

CBMR Properties

Bill MacFarlane – Senior Director of Lodging  
Heather Leonard – General Manager  
Seth Tucker – Property Manager  
Jared Martin – Asst. Property Manager

Homeowners in Attendance

- Unit 105 – Matt Halvorson
- Unit 116 – Connie Rehberg
- Unit 119 – Dan and Melanie Hendershott
- Unit 123 – Mollie and Matthew Benson
- Unit 206 – Kenneth Edson
- Unit 303 – Frank Castrogiovonni
- Unit 305 – Stuart Rifkin
- Unit 307 – Stuart Rifkin
- Unit 311 – Salih Varoglu
- Unit 315 – Albert and Katherine Vogel
- Unit 318 – Salih Varoglu
- Unit 320 – Salih Varoglu
- Unit 322 – Salih Varoglu
- Unit 405 – John Rogers
- Unit 409 – Mary Byron and Pat McGhee
- Unit 411 – Motlow Associates
- Unit 413 – Motlow Associates
- Unit 417 – Motlow Associates
- Unit 420 – Jim Sawyer
- Unit 421 – Dan and Jan Hallmark
- Unit 425 – Steve Wallace
- Unit 503 – John Rogers
- Unit 510 – Brett Steinbar

- Unit 511 – Patrick and Darlene Koranda
- Unit 514 – Patrick and Darlene Koranda
- Unit 516 – Bill Clatanoff
- Unit 520 – Barbara Haas

#### Homeowners by Proxy

- Unit 114 – Francis and Kristen Wynne
- Unit 205 – Don Turk
- Unit 207 – Lee Rosebaum
- Unit 223 – Don Turk
- Unit 313 – Steve Elken
- Unit 407 – Taylor Varoglu
- Unit 423 – Taylor Varoglu
- Unit 507 – Taylor Varoglu
- Unit 515 – Don Turk

#### Call to Order and Introductions

- Salih Varoglu called meeting to order at 1:02PM

#### Call roll and certify proxies and determine quorum

- Roll call
- Certified proxies
- Quorum established

#### Confirm Proof of Meeting Notice emailed to all owners September 15, 2020.

- Emailed meeting notice to all owners September 15, 2020

#### Approve Minutes of last year's Annual Meeting (October 16, 2018)

**Motion** – Frank Castro motions to approve 2019 Annual Meeting Minutes.

- Second – Salih Varoglu
- Vote
  - Yes – All
  - No – 0

**Resolution – Unanimous approval and motion passes.**

#### Manager's Report

- Reserve Study was approved and CBMR will be scrubbing and sending back to Board for review.
- AAA study did not happen this year due to COVID.
- \$120,000 forecasted savings from COVID shutdown.

## Financial Report

- Continuation of Special Assessment for 2<sup>nd</sup> and 3<sup>rd</sup> quarter for completion of the window coverings.
- Salih mentioned that excess savings was rolled to this FY operational budget as to not increase owner dues. The rest of the excess was placed in Capital account so Board doesn't have to special assessment for 1<sup>st</sup> quarter.
- Al Vogel (315) has a question about YTD budget, Operating income statement: Does not show YTD budget and actuals for dues.
  - Seth is working with Board for contacting regarding aging accounts. Board could place liens on past-due units.
  - Bill MacFarlane mentioned that the balance sheet should have the Owner receivable data.
- Frank Castrogiovanni is wondering if there will be other assessments beyond this FY.
  - Seth mentioned that there would be additional assessments.
  - Salih noted that \$115,000 will be collected. ~\$1,100/unit depending on unit size.
- Salih wants to know when AAA will complete their assessment.
  - Seth mentioned there is no timeframe for when this will happen.

## Fiscal Year 2020-2021 Budget

- Details were included in the 2020 Annual Meeting Packet.

## Old Business

- Unit Updates
  - Guests have complained about not having enough space with all the chairs in the unit when Murphy bed is down. Currently 6 chairs in units.
  - Frank Castrogiovanni is ok with going to 5 chairs. If we go to four chairs, does it eliminate need to buy more chairs?
    - Heather said there is potential that is the case.
  - Al Vogel thinks 5 is better, not four.
  - John Rogers likes the smaller number, but could CBMR have a small supply of chairs in stock that guests could request?
    - Heather said that is a possibility.
  - Melanie H. likes the two at the table with the one at the desk for eating with family.
  - Salih asks if some units could have three and some have four. Bill notes that CBMR/Board would have to review documents.
  - Dan Hallmark thinks that any expenses that could be saved should be. Get by with 4 chairs for now
  - Pat McGhee agrees with Dan Hallmark.
  - Salih noted that dropping from 6 chairs to 5 chairs would still cost \$10,000.
  - Frank noted that finances should be save as much as possible.
    - Salih noted the Board understands that.
  - Salih believes moving in the direction of 4 chairs seems to be best option. Therefore there would be an excess on property.

**Decision: Association agrees to move from 5 chairs to 4 chairs for each unit.**

New Business

- Election of Board Members
  - The election was uncontested and Matt Halvorson was appointed to the board.
  - Matt Halvorson is elected as the new Board Member, replacing Kim Aronson.
- Owners' open discussion
  - Al Vogel recommends opening pool, hot tub and fitness center.
  - Matt Halvorson agrees with Al. Receives feedback consistently about status of these amenities.
  - Salih Varoglu noted that the Board was informed that if a lawsuit occurred, then there was not enough insurance coverage for legal issues.
  - Bill MacFarlane noted that the HOA was advised not to open, not forced. Guidelines are still the same as months ago (distancing, cleaning common areas, etc.). Staffing is the issue; cleaning every hour, etc. This would be an additional expense on the HOA. You cannot distance in the hot tub.
    - Also noted that it is a multiple association issue, not just East side.
  - Pat McGhee doesn't want to assume liability for anyone that gets Covid.
    - Al Vogel notes that we are already assuming risks and thinks there are ways to eliminate the risks in the pool.
  - Bill notes that we are not against it. He also mentioned that there is a poaching problem, and it is in a very high visibility location.
  - John Rogers is concerned about liability.
  - Anja Wynne agrees with Al Vogel.
  - Melanie notes that Gunnison County has 50% occupancy for pools. Could a waiver be put in place?
    - Bill noted that waivers will not work.
  - Pool is a major draw for young kids, would Vail limit this for kids?
    - Bill noted that our direction is to limit group gatherings.
  - Seth notes that CBMRP would love to have the pool open. CBMRP will work with each of the three HOA boards on solutions for opening.
  - Salih would be willing to pay extra from the HOA to have someone can police and clean.
    - LMS also has pool and hot tub closed.

Woodstone Grill Update

- Seth noted that they will be pushing towards a "marketplace" style, with no seating available. Will be more take-and-go. Not sure about taking alcohol from the location yet.

### Pet Friendly Discussion

- Salih noted that East side only has 1<sup>st</sup> floor pet friendly. Grand Lodge West has 1<sup>st</sup> floor mandatory and 2<sup>nd</sup> floor optional. Does East want to have 2<sup>nd</sup> floor optional for pets?
  - Anja Wynne (1<sup>st</sup> floor owner) notes that since Labor Day she has 3 or 4 complaints from dogs.
  - One owner noted concerns with liability with pets in elevators.
- Salih notes that some owners seem to be ok with going pet friendly and will bring this up at the next East Board Meeting.

### Other Topics

- Melanie inquired about occupancy percentages.
  - Bill noted that we are budgeted for full staff but we don't have projections for occupancy. Melanie inquired about July/August comparisons to previous years.
- #425 Owner inquired about out-of-order dates for the property.
  - Seth noted that the CBMRP team will follow-up with owners.
- John Marks: Wants to know what is limiting it to only 1<sup>st</sup> and 2<sup>nd</sup> floor?
  - Bill noted it's quicker to get down to ground level. Also less disturbance.
- John Marks asked about the HOA lobbying CBMR to change the split for revenue.
  - Salih noted that this is not an HOA issue and is a private discussion between the owner and Management Company.
- #425 Mary is concerned about reducing number of chairs, as she owns a non-typical unit that holds 6 people. Mary also has a window that does not have any window treatment. Wants to make sure she gets covering put over that window when treatments are installed.
- Matt Benson asks if Vacasa is managing a unit and there is a security issue, who addresses that.
  - Heather notes that CBMR has security staff that would address the issue.
- Matt Halvorson notes that topics need to HOA related only, not rental management.

### Establishment of next Annual Meeting Date

- Tuesday, October 12, 2021 at 1:00pm MT

### Adjournment

**Motion** – Salih motions to adjourn the 2019 Grand Lodge Resort II (East) Annual Meeting.

- Second – No second
- Vote
  - YES – All

**Resolution** – Unanimous approval and motion passes.

**Meeting adjourned at 3:29pm.**