

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

Meeting Minutes

October 12, 2021 1:00m – 3:00pm (MT)

Board of Directors

Salih Varoglu	President	Term 2019-2022
Jim Green	Board Member	Term 2019-2022
Josh Hallman	Vice -President	Term 2018-2021
Matt Halvorson	Treasurer/Secretary	Term 2020-2023

Absent

David Cummings	Board Member	Term 2018-2021
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CBMR Properties

Bill MacFarlane – Senior Director of Lodging
Heather Leonard – General Manager
Jason Fries – Senior Building Manager
Kat Loughan – Property Manager
Jared Martin – Asst. Property Manager

Homeowners in Attendance

- SEE ATTENDANCE SHEET

Call to Order and Introductions

- Salih Varoglu called meeting to order at 1:09PM

Call roll and certify proxies and determine quorum

- Roll call
- Certified proxies
- Quorum established

Confirm Proof of Meeting Notice emailed to all owners October 5, 2021.

- Emailed meeting notice to all owners October 5, 2021.

Approve Minutes of last year's Annual Meeting (October 15, 2020)

Motion – Salih Varoglu motions to approve October 15, 2020 Annual Meeting Minutes.

Second –Matt Halverson second

Vote

- Yes – All
- No – None

Resolution – Unanimous approval and motion passes.

Manager's Report – (See attached in meeting packet)

- COVID Updates
 - i. Vail Resorts requiring masks for staff and guests while indoors
 - ii. All common facilities open (hot tub, pool, etc.)
 - iii. Vaccines will be required for Vail Resorts employees starting Nov. 15, 2021.
- Heather and Bill explained staffing issues
- Real Estate Sales

Financial Report – (See attached in meeting packet)

- Bill MacFarlane reviewed major variances.

Capital Report

- Bill MacFarlane gave an overview of completed Capital projects.
- Curtain project has not started yet. Completion is targeted for around Thanksgiving 2021.

Old Business

- A question was raised regarding limiting the carbon footprint at Grand Lodge.
 - i. Heather Leonard noted we are using reusable bottles in room, limiting paper usage and increasing recycling in the lobby area.

New Business

- Ratification of FY2021/22 Budget (Operating and Capital)
 - i. Budget is technically ratified unless 75% of the homeowners present at the meeting vote against it.

Motion – Salih motioned to ratify the budget as presented.

Second – Jim Green seconded.

Vote – All ayes.

Resolution – Motion passes unanimously.

- Election
 - i. David Cummings and Josh Hallman's terms expire in 2021. It was an uncontested election so no other nominations were received for the two vacancies.

Motion – Salih Varoglu motions to elect David Cummings and Josh Hallman back to the Board.

Second – Albert Vogel seconded.

Vote – All ayes

Resolution – Motion passes unanimously. David and Josh are elected for three-year terms each.

- LTR Waiver
 - i. Salih Varoglu gave overview of the LTR issue. This started with the Elevation Hotel using some of their units for employee housing. The Town of Mt. CB decided to allow both the Elevation and Grand Lodge to allow long-term rentals for employee housing. Both the GLE and GLW board decided to put this decision to a vote of the homeowners. 67% of all ownership would need to vote yes to allow LTRs to happen.
 - ii. Salih noted that both residential boards decided to make this a trial if approved for no more than two years. Attorneys were hired to review the LTR issue and

answer questions from the tow HOA boards and homeowners. If voted yes by 67% or more of homeowners, then the residential boards will dial-in details (establish rules and regulations) of how to make LTRs work at Grand Lodge.

- iii. Salih noted that a FAQ/Q&A list would be provided to all owners.
- iv. The Town of Mt. CB waived section 12.2 of the declaration until October 31, 2023, to allow the Grand Lodge long-term rent. All LTR leases must end 10/31/2023.
- v. The legal advice received was to remove section 12.8(c) that defines rentals are allowed only from 1 to 29 days.
- vi. Salih noted that the HOA would not be involved in the LTR leases since this is between the owner and tenant. Only Gunnison Valley employees or employers will be allowed to lease LTR.
- vii. Owner can vote “yes” for LTR but still not LTR their unit. Everyone can make their own choice in the end
- viii. An email will be sent to owners when it is time to vote on the LTR decision.
- ix. Salih noted that the Board may limit the number LTRs for GLE and all owners wanting to LTR would be placed in a lottery if more than the set amount were received.
- x. A question arose regarding who is ensuring the renter is an employee in Gunnison County. Salih noted that the rental management company overseeing the lease would require the renter be a local employee.
- xi. An owner inquired about how owners would know that a Grand Lodge employee would actually be housed in the Grand Lodge as a renter. Salih noted that the owner could stipulate that with their property management company.
- xii. A poll was taken with callers on the meeting and a majority of owners on the call supported moving forward with hiring the attorney to prepare the amendment and voting documents so a vote could take place of all owners..

- Open Discussion

- i. Salih inquired the cracks in the ceilings of many units. Jason Fries noted that these are occurring where the concrete meets and the cracks occur when the building shifts.
- ii. Salih inquired about the “datedness” of the units. He asked if there are items to address to reduce the “datedness” comments from guests. Heather noted that the curtains will help. The chairs in front of the murphy beds could be addressed as well.
- iii. Salih inquired if Grand Lodge had an AAA inspection recently. Heather noted they came through in summer 2021 but have not received a report yet. Heather does not believe the score will drop significantly from this report.
- iv. Jason noted that both pumps in the hot tub are working.
- v. An owner inquired about bike storage capacity. Jason noted 26 bikes. No chance for expansion of current storage area but could look at options for external storage options. Connie R. noted that the governing documents state no bikes in “general common elements”. Kat Loughan noted that these “elements” include lobby, elevators, hallways etc. are general common elements it’s not possible to get bikes to units because of this.
- vi. An owner inquired about the restaurant. Bill MacFarlane noted that Woodstone will be open for “market-style, grab & go” again this winter.

- vii. An owner inquired about the limitations of chairs for his specific unit type. Heather noted that it depends on the unit type and this owner's specific unit type does not apply to the chair limits.

Establishment of next Annual Meeting Date

- o Tuesday, October 11, 2022 at 1:00pm MT

Adjournment

Motion – Salih motions to adjourn the 2021 Grand Lodge Resort II (East) Annual Meeting.

Second – John Marks seconded.

Vote – All Ayes.

Resolution – Unanimous approval and motion passes.

Meeting adjourned at 3:08pm.