

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

Meeting Minutes

October 28, 2022 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 2021-2024 |
| Matt Halvorson | Treasurer/Secretary | Term 2020-2023 |
| David Cummings | Board Member | Term 2021-2024 |

CBMR Properties

Bill MacFarlane – Senior Director of Lodging
Brett Model – General Manager
Billy Morgan – Senior Building Manager
Mallory Wright – Lodging Admin

Homeowners in Attendance

- See Attendance Sheet

Call to Order and Introductions

- Salih Varoglu called meeting to order at 1:05pm.

Call roll and certify proxies and determine quorum

- Roll call
- Certified proxies
- Quorum established with 42% of ownership attending (29 in attendance and 17 proxies)

Confirm Proof of Meeting Notice emailed to all owners September 15, 2022

- Emailed meeting notice to all owners September 15, 2022.

Approve Minutes of last year's Annual Meeting (October 12, 2021)

Motion – Salih Varoglu motions to approve October 12, 2021 Annual Meeting Minutes.

Second – Al Vogel seconded the motion.

Vote

- Yes – All
- No – None

Resolution – Unanimous approval and motion passes.

Election of Board of Directors

- Josh Hallman is stepping down from the Board. So there are three open spots for Board positions now with 5 candidates interested.

Manager's Report – (See meeting packet)

Financial Report – (See meeting packet)

- Bill MacFarlane and Salih Varoglu reviewed major variances.

Capital Report

- Bill MacFarlane gave an overview of completed Capital projects.

Old Business

- Open Owner Forum
 - i. Questions arose about expenses for CBMR-related units vs. Non-CBMR managed units for STR's. Bill noted he will draft up a full response to this owner direct as this is related to vacation rental management and the HOA doesn't oversee STR's.
 - ii. Concerns arose over the beer serving for CBMR rental guests at the front desk due to the HOAs paying for staff labor. It was noted that the new Board will look into this more and decide on a better solution.
 - iii. Questions arose concerning the flooded units. Billy Morgan explained the process and communication will sent soon to all affected owners.
 - iv. A question arose regarding the pool/hot tub use for owners not staying in their unit. Salih Varoglu noted that the Board is actively working on this. There may be blackout dates, etc. for busy times. Salih noted that communication will be sent out when this is dialed-in.
 - v. An owner inquired about all owners getting notification of Board Meetings. Salih Varoglu noted he will send out communication for Board Meeting dates

New Business

- Ratification of FY2022/23 Budget (Operating and Capital)

Motion – Salih Varoglu motioned to ratify the budget as presented for 2022/2023.

Second – David Cummings seconded.

Vote

- Yes – All
- No – None

Resolution – Motion passes unanimously.

- Open Discussion

Announcement of Election Results for Board Members

- The two owners with the most votes are Salih Varoglu and Martyn Cooper. They will be elected to a three-year term.
- Carla Cole had the third most votes. She is filling in the vacancy through the 2024 period.

Establishment of next Annual Meeting Date

- Tuesday, October 3, 2023 at 1:00pm MT

Adjournment

Motion – Salih Varoglu motions to adjourn the 2022 Grand Lodge Resort II (East) Annual Meeting.

Second – Al Vogel seconded.

Vote

- Yes – All
- No – None

Resolution – Unanimous approval and motion passes.

Meeting adjourned at 3:04pm

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