

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

Meeting Minutes

December 4, 2023 1:00 pm – 3:00 pm (MT)

Board of Directors

Salih Varoglu	President	Term 2022-2025
Matt Halvorson	Vice President	Term 2020-2023
Carla Pokrywka Cole	Secretary	Term 2022-2024
Martyn Cooper	Treasurer	Term 2022-2025
Lee Rosenbaum	Board Member	Term 2022-2024

CBMR Properties

Bill MacFarlane – Senior Director of Lodging
Billy Morgan – Senior Building Manager
Jared Martin – Property Manager
Beth Robinson – Asst. Property Manager

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

Confirm Proof of Meeting Notice emailed to all owners

- Emailed meeting notice and sent USPS to all owners.

Approve Minutes of last year's Annual Meeting (October 28, 2022)

Motion – Salih Varoglu motions to approve October 28, 2022 Annual Meeting Minutes.

Second – John Marks seconded the motion.

Vote

- Yes – All
- No – None

Resolution – Unanimous approval and motion passes.

Election of Board of Directors

- Due to an uncontested election Matt Halvorson was elected unanimously to another 3 year term

Motion – Carla Cole motions to elect Matt Halvorson to the board for a 3-year term.

Second – Becky Chandler Berry seconded.

Vote

- Yes – All
- No – None

Resolution – Motion passes unanimously.

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

- IRS Revenue Ruling 70-604
- **Motion** – Salih Varoglu motions to transfer excess retained earnings funds to capital reserves
- **Second** – Martyn Cooper seconded.
- **Vote**
 - Yes – All
 - No – None

Resolution - Motion passes unanimously

New Business

- Ratification of FY2023/24 Budget (Operating and Capital)

Motion – Salih Varoglu motioned to ratify the budget as presented for 2023/2024.

Second – Martyn Cooper seconded.

Vote

- Yes – All
- No – None

Resolution – Motion passes unanimously.

- New Restaurant, Highlife Crust and Crafts, Spa, Gift Shop
 - Restaurant opened on 11/22/2023 for the Winter Season.
- Owner Survey Consideration
 - Uniting GLE & GLW HOAs into one HOA
 - Revisiting Owner's Vote regarding LTR
 - Investment in Front Desk Technology
 - Condition of Common Areas
 - Timely Responses to Requests and Maintenance
 - Review of Rules and Regulations (Pets, Pool, Parking, Trash)
 - Approval of AMA
- Open Discussion

Establishment of next Annual Meeting Date

- Tuesday, October 29, 2024 at 1:00pm MT

Adjournment

Motion – Salih Varoglu motions to adjourn the 2023 Grand Lodge Resort II (East) Annual Meeting.

Second – Lee Rosenbaum seconded.

Vote

- Yes – All
- No – None

Resolution – Unanimous approval and motion passes.

Meeting adjourned at 3:09pm

DRAFT