

**GRAND LODGE CRESTED BUTTE RESORT II CONDOMINIUM
ASSOCIATION**

**Special Meeting Notice and Proxy – Nightly Fee
Friday, November 14, 2025 – 1:00 PM (MT)**

You are hereby notified that the Special Meeting of the members of the Grand Lodge Crested Butte Resort II Condominium Association has been scheduled for November 14, 2025 at 1:00 PM (MT). If you are unable to participate, please fill out the proxy form below and return.

I (we) as owners of Unit _____ and member of Grand Lodge Crested Butte Resort II Condominium Association hereby appoint the said person as my (our) proxy for the Special Meeting of the Membership of the Association. Said meeting is to be held November 14, 2025 at 1:00 PM (MT) via Zoom.

Please designate a specific member of the Association or your legal representative to vote as your proxy. That individual must be participating in the meeting for your designation to be valid. This proxy will expire 30 days after the Special Meeting of the Owners.

I hereby designate the following person as my proxy:

- ☐ Salih Varoglu, President
- ☐ Lee Rosenbaum, Board Member
- ☐ Matthew Halvorson, Vice President
- ☐ Martyn Cooper, Treasurer
- ☐ Carla Pokrywka, Secretary

OR

- ☐ Property Owner in Grand Lodge Crested Butte Resort II, named here:

As Proxy, said person may vote and/or take any other action I (we) would take, on our behalf, as if I (we) were personally present. This proxy will expire 30 days after the Special Meeting.

Owner/Unit Number _____ Date _____

Email Address _____

Please return your proxy by 5:00 PM, November 13, 2025 to
alexander@toadpropertymanagement.com



TOAD PROPERTY MANAGEMENT
318 Elk Avenue | PO Box 2776
Crested Butte CO 81224
t: 970-349-2773 | w: toadpropertymanagement.com

ZOOM Meeting Information
Grand Lodge Crested Butte Resort II Condominium Association
November 14, 2025 – 1:00 PM (MT)

To join the Zoom Meeting copy/paste the link below into your browser:

<https://us02web.zoom.us/j/5548296044?omn=84498927962>

Toad Property Management is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/5548296044?omn=84498927962>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=15c1954e-7daf-48cc-b38b-7a4ad4c5b7d4>

Meeting ID: 554 829 6044

One tap mobile

+17193594580,,5548296044# US

+12532158782,,5548296044# US (Tacoma)

If you are unfamiliar with a Zoom meeting, please contact the Toad Crested Butte office and we will assist you prior to the meeting date.

alexander@toadpropertymanagement.com



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AGENDA
Grand Lodge Crested Butte Resort II Condominium Association
November 14, 2025 – 1:00 PM (MT)

1. Call to Order
2. Proof of Notice
3. Roll Call/Establish Quorum
4. Board Presentation of Reasoning and Supporting Documentation of Resort/Impact Fee
5. Owner Input and Discussion for Alternative Solutions for Funding Projects
6. Reversal of the Currently Imposed “Resort/ Impact Fee”
7. Vote Regarding the Reversal of the Imposed “Resort/Impact Fee”
8. Vote on Prohibition of Similar Future Fees
9. Adjourn



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Subject: Petition to Call Special Meeting of the Members

September 22, 2025

Board of Directors and Toad Management -

In accordance with the Association's governing documents and applicable state law, including **C.R.S. §38-33.3-310**, the undersigned members representing at least twenty percentage (20%) of the voting interests in the Grand Lodge Crested Butte Resort Condominium Association and the Grand Lodge Crested Butte Resort Condominium Association II hereby submit a **Petition to Call a Special Meeting of the Members**.

The purpose of this Special Meeting is to address the following agenda items:

1. Board Presentation of Reasoning and Supporting Documentation of Resort/Impact Fee

Require the Board to present, a full explanation of the reasoning, financial data, and deliberative process that led to the imposition of the "Resort/Impact Fee,". Including any and reserve studies, budget forecasts, future capital projects and funding needed for the projects and meeting records that were considered.

2. Owner Input and Discussion for Alternative Solutions for Funding Projects

Provide an open forum for owners to ask questions, offer comments, and propose constructive alternatives for funding reserve requirements and upcoming capital projects. Discussion should include commissioning an updated reserve study, evaluating regular assessment adjustments, different additional structures for collecting income or other transparent and equitable funding mechanisms for any budgeted shortfalls.

3. Reversal of the Currently Imposed "Resort/ Impact Fee"

In accordance with **C.R.S. §38-33.3-308(2)(d)**, which requires that agendas for Board meetings be made "reasonably available" to members prior to such meetings, we note that the fee/vote in question was not included on multiple agendas and not made available in advance by management.

Because Board members are prohibited from voting on or taking action regarding matters not properly noticed on the agenda (except in true emergencies), the adoption of this fee/action is invalid and requires immediate reconsideration by the membership.

4. **Vote Regarding the Reversal of the Imposed “Resort/Impact Fee”**

Membership vote to rescind and reverse the Boards’ late-2023 decision to impose the “Resort/Impact Fee” as it currently stands.

5. **Vote on Prohibition of Similar Future Fees**

Members will vote to **direct that no new resort, impact, or other similar special fees of comparable type, purpose, or effect may be imposed in the future** unless and until (a) full written notice is given to all members in accordance with **C.R.S. §38-33.3-308(2)(d)** and the Association’s governing documents, and (b) the proposal receives **affirmative approval by a majority of the membership** at a duly called owners meeting.

We respectfully request that the Board schedule this Special Meeting within the 30 day statutory timeframe and provide written notice to all members specifying the date, time, place, and agenda of the meeting as required by law and the Association’s governing documents.

For your records, please find the signed petition attached.

Thank you for your prompt attention to this matter. We look forward to your confirmation of receipt and the scheduling of the Special Meeting.

Thank you

Kristin Goforth

Timestamp	Full Name <i>Please enter your full name as listed on your unit deed.</i>	Unit Number <i>Example: GLE 212</i>	Email Address <i>This will be used to confirm your signature and notify you about meeting the special meeting updates.</i>	Date of Signing	Electronic Signature Confirmation - <i>I confirm that I am a legal owner of the</i>	East	West
8/25/2025 10:21:09	Sea and Slope LLC - Kristin Goforth	GLE212	KristinAnnGoforth@gmail.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	
8/25/2025 21:54:22	Michael Arth	GLE 122	Mike@rogandwilco.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	
8/25/2025 21:54:22	Michael Arth	GLE 217	Mike@rogandwilco.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	
8/25/2025 21:54:22	Michael Arth	GLE 219	Mike@rogandwilco.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	
8/25/2025 21:54:22	Michael Arth	GLE 202	Mike@rogandwilco.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	
8/25/2025 21:54:22	Michael Arth	GLE 220	Mike@rogandwilco.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	
8/25/2025 21:54:22	Michael Arth	GLE 510	Mike@rogandwilco.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1	

8/26/2025 11:26:25	Shawn fransen	GLE 214	Vacationgreat@hotmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:26:25	Shawn fransen	GLW 359	Vacationgreat@hotmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:26:25	Shawn fransen	GLE 419	Vacationgreat@hotmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:28:07	Ryan Cain	GLW 563	ryan.cain@plantemoran.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:28:10	John Cannon	GLE. 118	jjackcannon@yahoo.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:44:03	JC Fairvalley	GLE 117	jcfairvalley@bellsouth.net	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:44:03	JC Fairvalley	GLW 356	jcfairvalley@bellsouth.net	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:44:27	Mary Byron	GLE 409	Marybyronpr@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1

8/26/2025 11:44:27	Mary Byron	GLW 357	Marybyronpr@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:49:47	scott anderson	GLE 221	scottdand@hotmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:51:12	Patrick McGhee	GLE 409	Maltamcghee@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 11:51:12	Patrick McGhee	GLE 358	Maltamcghee@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 12:01:41	Patricio Zambrano Garcia	GLW 277	patozgg@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 12:41:04	Ila Unadkat	GLE 406	qualitysuitesdtc@yahoo.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 13:33:56	Zachary Roy Whittaker	GLW 272	whittakz88@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 13:33:56	Zachary Roy Whittaker	GLW 274	whittakz88@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1

8/26/2025 13:33:56	Zachary Roy Whittaker	GLW 565	whittakz88@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 14:00:41	Tara Rynders	GLE 123	tara.rynders@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 14:10:58	Patrick D McGhee	GLE409	Maltamcgee@gmail.com	8/25/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 14:35:35	Frank Castrogiovanni	GLW 552	Ewa1356@hotmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 14:35:35	Frank Castrogiovanni	GLW 554	Ewa1356@hotmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 14:39:45	Joseph DeBaene	GLE 206	debaene.joseph@gmail.com	8/22/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 14:39:45	Joseph DeBaene	GLW 176	debaene.joseph@gmail.com	8/22/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 15:13:39	The Sudbury LLC, James Steyaert	GLW 278	mikejamesproperties@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1

8/26/2025 16:58:58	Stacie Jordan	GLE 314	Staciejordan92@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 18:06:12	William CLatanoff	GLE 516	bclatanoff@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 18:20:24	Jamie Bender	GLE 424	jamie.baugher@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/26/2025 20:13:51	Adrienne Elizabeth Roth - or - Roth 580 Grand Lodge LLC	GLW 580	Adrienne.e.roth@gmail.com	8/26/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/27/2025 9:05:25	David Robson	GLW 181	drobson2@netzero.com	8/27/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/27/2025 10:40:35	Noah Wolcott	GLW 276	Njwolcott@gmail.com	8/27/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/27/2025 10:48:31	Derek Kosnak	GLW 453	dkosnak@gmail.com	8/27/00 25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/27/2025 13:21:23	Tom Wilson	GLE 204	twilson@allegiantpower.com	8/27/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1

8/27/2025 18:03:18	Lori Welch	GLW 473	lori@lorijwelch.com	8/27/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/27/2025 22:06:22	Joshua Visitacion	GLW 571	jmvisit@gmail.com	8/27/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/28/2025 7:24:44	Tim Rynders	GLE 123	timofdoom@gmail.com	8/28/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/28/2025 9:17:12	D. Daniel Ziv	GLE 120	ddaniel.ziv@gmail.com	8/28/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/28/2025 14:17:08	carlo santora	GLE 319	carlo.santora@gmail.com	8/28/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/28/2025 18:05:07	Dean Koy	Gle 508	shellman1@sbcglobal.net	8/28/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/28/2025 20:53:09	Jon Simon	GLW 172	simon.jonf@gmail.com	8/28/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
8/30/2025 17:05:35	Patrick D McGhee and Mary Byron McGhee	GLE 409	maltamcghee@gmail.com	8/30/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1

8/30/2025 17:05:35	Patrick D McGhee and Mary Byron McGhee	GLW 357	maltamcghee@gmail.com	8/30/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/2/2025 9:57:42	Jacqueline Gardner	GLW 263	jagardner2014@gmail.com	9/2/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/2/2025 14:03:10	Quail Meadow Estates Inc	GLE 422	stancbyquist@gmail.com	9/2/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/3/2025 10:23:19	Martin and Elizabeth frith	GLW 561	Mandefrith@gmail.com	9/3/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	
9/3/2025 10:31:27	Tom Wilson	GLE 204	twilson@allegiantpower.com	9/3/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/3/2025 13:37:28	Alan McPherson	GLW 567	Almcpal157@gmail.com	9/3/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/9/2025 16:35:27	Joseph and Barbara Saya Trust	GLW 480	cbsnowball@comcast.net	9/9/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/9/2025 20:22:25	Richard Derek Smith	GLW 451	Dereksmith1959@msn.com	9/9/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1

9/12/2025 11:02:43	Rachel Falkenstein	GL 215	falkensteinrl@gmail.com	9/12/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/2/2025 14:03:10	Quail Meadow Estates Inc	GLW479	stancbyquist@gmail.com	9/2/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1
9/2/2025 14:03:10	Quail Meadow Estates Inc	GLW 481	stancbyquist@gmail.com	9/2/25	I confirm that I am a legal owner of the above unit and that this signature represents my formal support for	1