

**GRAND LODGE EAST & WEST
BOARD OF DIRECTORS JOINT MEETING
FRIDAY, MAY 30, 2025
CRESTED BUTTE & VIA ZOOM
9:00 A.M. (MT)**

Present for West: Salih Varoglu
 Scott Dobias
 Dave Robson
 Zeph Fogerson
 Tom Sturdivant

Present for East: Salih Varoglu
 Matt Halvorson
 Carla Pokrywka Cole
 Lee Rosenbaum
 Martyn Cooper

Legal Counsel: David Firmin, Altitude Law

Management Company: Alex Summerfelt, Toad Property Management

At 9:03 a.m. Salih called the meeting to order. Alex confirmed there was a quorum.

At 9:06 a.m. Martyn made a motion to enter Executive Session with legal counsel in accordance with C.R.S. Section 38-3.303-308(f).

At 9:14 a.m. Salih made a motion to leave Executive Session. Carla seconded the motion and it was unanimously approved.

Waiving rent on the Spa and entering into a Triple Net Lease was briefly discussed. Alex explained Toad did not currently have a CPO certified employee to maintain the pool and CB Hot Tub could perform the work on behalf of Toad. Having a CPO certified employee was not an issue and Toad would make that happen if required.

Alex said the building would open on the 15th. It was generally anticipated Vail would pay their portion of expenses so that the Fire Marshall would provide all the needed documentation.

Alex said he would finalize his draft letter to owners explaining the improvements Toad had recently made to the building. The letter would be sent out to all owners shortly.

After discussion it was agreed board meetings would be held on:

Tuesday, June 10, 2025
Wednesday, June 11, 2025

East Board
West Board

Alex confirmed all owners would be notified of the meeting and would be welcome to attend.

At 9:26 a.m. Carla made a motion to adjourn the meeting. Salih seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management